



4 Daphne Jones Close, Fairford, Gloucestershire, GL7 4GJ

Offers In Excess Of £415,000

- Three bed semi detached
- Sitting room
- Garage
- HOME OFFICE/GYM
- Kitchen/dining room with appliances
- gardens
- Cloakroom
- Master en suite
- No onward chain

4 Daphne Jones Close, Fairford, Gloucestershire, GL7 4GJ

A three bedroom semi detached situated to the eastern outskirts of the popular Cotswold market town of Fairford. The main accommodation offers an entrance hall, cloakroom, sitting room, kitchen/dining room, master en suite, two further bedrooms and a bathroom. Outside are gardens, a garage and a HOME OFFICE/GYM.

Additional Information:

Council Tax Band- D

Epc Rating- B

Freehold



Council Tax Band: D



CANOPIED ENTRANCE PORCH

Outside light. Entrance door with obscure glazed panel.

ENTRANCE HALL

Staircase to first floor. Built in utility cupboard with space for a tumble dryer. Tiled flooring. Radiator.

CLOAKROOM

5'9" x 3'4"

Obscure glazed window to front. Suite comprising of a low level WC and pedestal basin. Tiled flooring. Radiator.

SITTING ROOM

16'8" x 11'5"

French doors and window to rear. Wood effect flooring. Two radiators. Television point. Built in cupboard.

KITCHEN/DINING ROOM

15'5" x 9'4"

Window to front. Double doors to the sitting room. One and a half bowl sink unit with mixer tap inset into a granite worksurface with cupboard below. Further range of wall and base units. Water softener. Tiled flooring. Four ring Hotpoint gas hob with extractor canopy above and built in Hotpoint oven below. Further integrated appliances to include a fridge freezer, dishwasher and washing machine. Cupboard housing a gas boiler for domestic hot water and central heating. Inset spotlights.

LANDING

Roof access.

MASTER BEDROOM

12'7" x 10'5"

Window to front. Radiator. Built in double wardrobe.

EN SUITE SHOWER ROOM

8'6" x 7'4"

Obscure glazed window to front. Suite comprising of a tiled shower cubicle, WC and wash basin. Tiled surrounds and flooring. Ladder radiator. Shaving point. Inset spotlights.

BEDROOM TWO

10'8" x 9'4"

Window to rear. Radiator.

BEDROOM THREE

10'8" x 7'4"

Window to rear. Radiator.

BATHROOM

6'9" x 6'2"

Suite comprising of a panelled bath with shower above, WC and a wash basin. Tiled surrounds and flooring. Ladder radiator. Inset spotlights.

OUTSIDE

To the front, a paved pathway leads to the entrance and extends to the driveway. Shrub beds.

The rear garden is enclosed by timber fencing and is landscaped to form a patio, gravelled areas and a small lawn. Fish pond. Outside tap and power. Outside light. Greenhouse.

HOME OFFICE/GYM

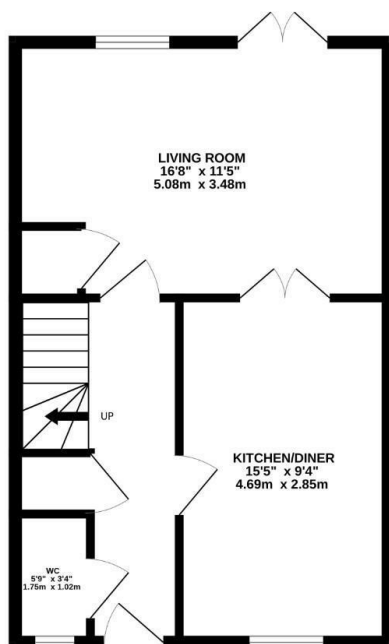
An insulated timber construction with bi-fold doors to the garden. Power, lighting and wi-fi.

GARAGE AND DRIVEWAY

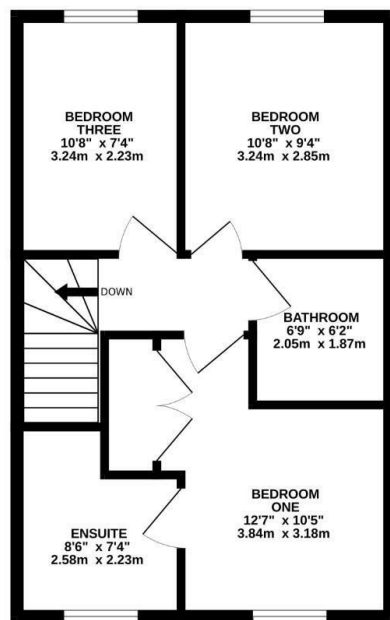
FAIRFORD

Fairford is a small market town in Gloucestershire. The town lies in the Cotswolds on the River Coln, about 6 miles (9.7 km) east of Cirencester, 4 miles (6.4 km) west of Lechlade and 9 miles (14 km) north of Swindon. Nearby are RAF Fairford and the Cotswold Water Park. The town's secondary school is Farmor's School, an 11-18 co-educational Academy. The Church of England parish church of Saint Mary is renowned for its complete set of medieval stained glass, stone carvings and misericords. St. Mary's is of national historical and architectural importance because it houses the most complete set of mediaeval stained glass windows in the country. Fairford is surrounded by countryside and river walks and is served by a good range of shops, pubs and an Italian restaurant. There is also a library, post office, dentist, doctor's surgery, cottage hospital and a weekly market.

GROUND FLOOR
447 sq.ft. (41.5 sq.m.) approx.

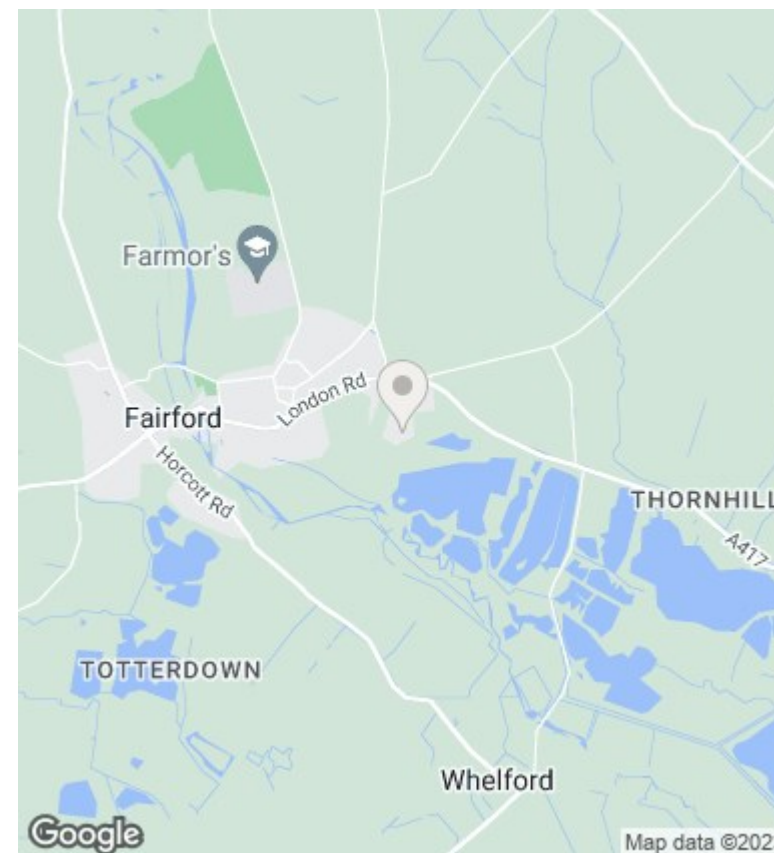


1ST FLOOR
447 sq.ft. (41.5 sq.m.) approx.



TOTAL FLOOR AREA - 894 sq.ft. (83.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions

From the Market Place proceed towards Lechlade. Take the last turning on the right onto Morecombe Way, right then right again back onto Morecombe Way. Bear left onto Trubshaw Way. Daphne Jones Close is a small driveway on the right.

Viewings

Viewings by arrangement only. Call 01285 712900 to make an appointment.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC