

Perry Bishop
and Chambers

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John Tame Close, Fairford, GL7 4NP



Mid terraced home | Two double bedrooms

Ideal first home | No onward chain

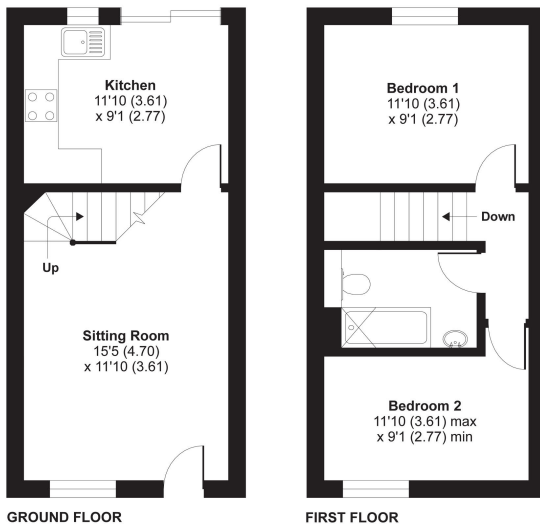
Enclosed garden, private parking | EPC D

Offers in Excess of £185,000

Cirencester Cheltenham Fairford Faringdon Leckhampton London Nailsworth Stroud Tetbury



John Tame Close, Fairford, GL7
APPROX. GROSS INTERNAL FLOOR AREA 622 SQ FT 57.8 SQ METRES



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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2 Bedrooms 1 Bathroom 1 Reception

Welcomed through the front door of this two bedroom home into the living room with window to the front and door leading to the kitchen, the kitchen is well presented with modern wall and base units having been replaced recently, space for white goods are provided. Doors lead from the kitchen to the garden which is mainly laid to lawn with a patio area, enclosed with fencing and providing rear access.

Stairs from the living room lead to the first floor providing two double bedrooms and a family bathroom fitted with a white suite including shower over bath. From first level views across the adjoining fields can be enjoyed.

The property benefits from private parking and newly fitted windows and doors throughout, ten year transferable guarantee.

Amenities

Fairford is an attractive market town situated on the edge of the Cotswolds in the beautiful Coln Valley. It is located within the Cotswold Water Park, offering a wide range of water and land-based activities and nationally recognised as an important conservation and wildlife study area.

The town has an active local community and benefits from a range of shops in the centre of the town where there is ample free parking. There is also a regular market every Wednesday. St Mary's Church is beautiful dating back to 1497 and boasts that its stained-glass windows are 'the only complete set of late medieval glass in a parish church in the country'.

There is good state schooling available for children of all ages, from reception to completing A levels. There are also independent schools in surrounding areas and with Fairford Church of England School recently being awarded 'outstanding' by Ofsted.

Directions

From our office in Cirencester follow on the A417 to Fairford continue through the centre of Fairford, past the market place on the left hand side. Continuing towards Lechlade and take the last turning on the left hand side into Hatherop Lane. Take the first left into Hatherop Road and then first right into John Tame Close where the property can be found on the right hand side as the road bends to the left.

Services & Tenure

We believe the property is served by mains electricity, gas, water and drainage. The vendor informs us that the Tenure is Freehold. Confirmation has been requested – please contact us for further details. The above should be verified by your Solicitor or Surveyor.

Local Authority

Cotswold District Council

Ref: CIR4367/MM/91026001

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