



John Tame Close, Fairford
£208,950 Freehold


Ridgeway

A two bedroom semi detached situated in a cul de sac location towards the outskirts of the popular Cotswold market town of Fairford.





30 John Tame Close, Fairford,
Gloucestershire GL7 4NP
£208,950 Freehold

CANOPIED ENTRANCE PORCH

Entrance door.

SITTING ROOM

Window to front. Staircase to first floor. Understairs recess. Television point. Radiator.

KITCHEN/BREAKFAST ROOM

Window to rear. Sliding patio doors to conservatory. Single drainer stainless steel sink unit with mixer tap inset into a rolled edge worksurface with cupboard below. Further range of fitted wall and base units. Tiled splashbacks. Four ring Creda gas hob with extractor above and built in Neue oven below. Space and plumbing for automatic washing machine. Further utility space. Wall mounted



Worcester boiler for domestic hot water and central heating.
Tiled flooring. Radiator.

CONSERVATORY/DINING ROOM

Of uPVC construction. Double doors to the garden. Radiators.
Tiled flooring.

LANDING

Doors to rooms. Roof access.

BEDROOM ONE

Window to rear. Radiator.

BEDROOM TWO

Window to front. Radiator.

BATHROOM

Obscure glazed window to side. Suite comprising of a panelled bath with tiled surrounds and Aquatronic shower above. Low level WC. Pedestal wash basin with tiled splashbacks. Built in airing cupboard.

OUTSIDE

The front garden is laid to lawn with a pathway leading to the entrance. Driveway parking to the side with a pedestrian gate to the rear garden.

The rear garden is southerly facing and enclosed by timber fencing. Laid mainly to lawn.

FAIRFORD

Fairford is a small market town in Gloucestershire.

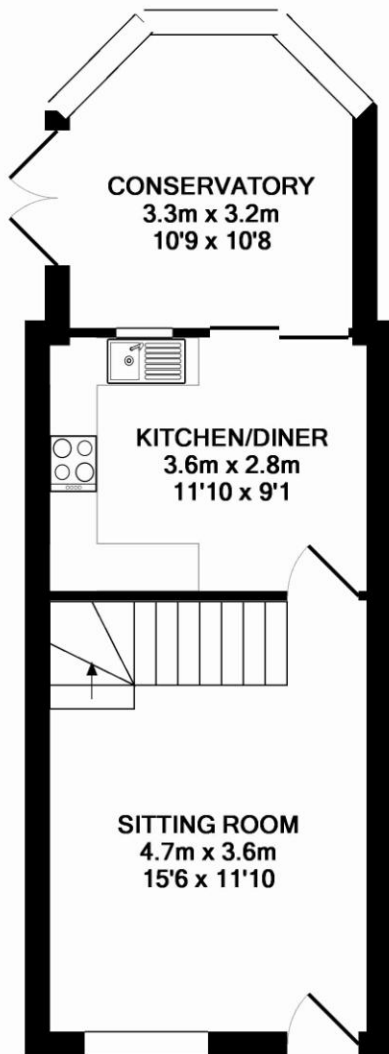
The town lies in the Cotswolds on the River Coln, about 6 miles (9.7 km) east of Cirencester, 4 miles (6.4 km) west of Lechlade and 9 miles (14 km) north of Swindon.

Nearby are RAF Fairford and the Cotswold Water Park.

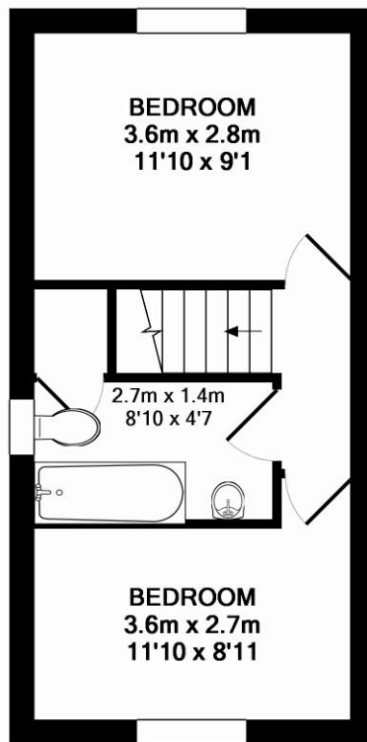
The town's secondary school is Farmor's School, an 11-18 co-educational Academy. The school is judged to be of outstanding standard, having achieved grade 1 in its Ofsted inspection in 2010.

The Church of England parish church of Saint Mary is renowned for its complete set of medieval stained glass, stone carvings and misericords. Built in the early 1490s, the church is an example of late Perpendicular Gothic architecture that is characterised by slim stone window mullions and light but strong buttresses. Grade 1 listed by English Heritage, 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.





GROUND FLOOR
APPROX. FLOOR
AREA 36.7 SQ.M.
(395 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 26.9 SQ.M.
(289 SQ.FT.)

TOTAL APPROX. FLOOR AREA 63.6 SQ.M. (685 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Performance Certificate			
SAP			
16, John Town Close, Alderbury, Wiltshire, BA1 2EP			
Building type	Other attached house	Reference number	8108-1016-1016-1016-1016
Date of assessment	17 June 2016	Type of assessment	Midpoint rating method
Date of certificate	20 June 2016	Total floor area	63.6 m ²
Use this document for:			
1. Compare current ratings of properties to see which properties are more energy efficient			
2. Establishing your own energy and carbon footprint to identify improvement measures			
3. Establishing your own energy and carbon footprint to identify improvement measures			
Estimated energy costs of heating for 3 years			
Total 3 years estimated cost			
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