



1 EASTBOURNE TERRACE

LONDON ROAD, FAIRFORD, GLOUCESTERSHIRE GL7 4AN

£250,000

An end of terraced Cotswold stone cottage in need of modernisation, good sized gardens and convenient to the town.



FAIRFORD

Fairford is a delightful Cotswold market town set on the banks of the River Coln amidst idyllic Cotswold countryside. The town enjoys an active community and offers an excellent range of day to day amenities. Education is provided at both primary and secondary levels each boasting outstanding Ofsted reports. There is a good selection of convenience shops, post office, public houses, modern medical centre, dentist, sports hall and playing fields. The nearby centres of Cirencester c.8 miles and Swindon c. 14 miles (railway station to London Paddington c.59 minutes) offer a greater range of facilities

THE PROPERTY

Situated to the east of the town's Market Place lies 1 Eastbourne Terrace. The property comprises an end of terrace period cottage located within the town's conservation area. Traditionally constructed of natural stone elevations beneath a pitched blue slate roof, this attractive property has ornate stone detail to the front aspect, to include mullion windows, canopy porch and facia.

The property now is in need of modernisation and general updating but, subject to the normal consents, could offer a very charming three-bedroom home within this vibrant Cotswold market town.

The accommodation currently offers front door opening into the sitting room with dual aspect and central chimney breast housing fireplace with

surround, mantle and hearth. Access leads to the stairwell and door off to the kitchen. This is basically fitted with windows overlooking the gardens to rear (south) and side (west). A single storey extension lies to the rear accommodating hall and shower room with WC. To the first floor the accommodation has high ceilings and provides three bedrooms off the spacious landing.

The cottage enjoys a good-sized garden situated to the side and rear. There are two stone-built stores. Laid mainly to grassland with a number of overgrown shrubs and specimen trees. Pedestrian access leads via a wrought iron gate onto a pathway that leads to the rear. Please note this is a shared path in favour of the adjoining cottage.

The property is sold without an on-going chain.

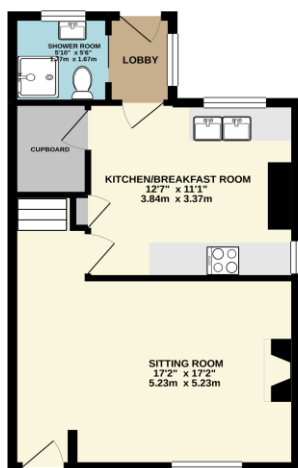
GENERAL INFORMATION

The property is freehold offering vacant possession upon completion. All mains services are connected. Council tax band 'C' charges 2019/20 £1,558.66. EPC Band 'D'. Local Authority, Cotswold District Council (01285) 623000.

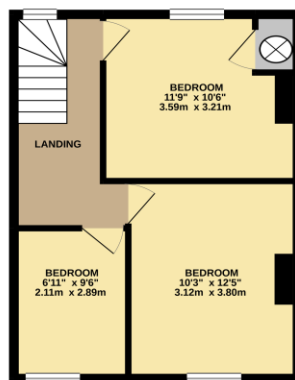
DIRECTIONS

Leaving the town's Market Place to the east (Lechlade direction) proceed along London Road shortly after the turning on your right to The Plies and Courtbrook, the cottage will be seen on your right.

GROUND FLOOR
447 sq.ft. (41.6 sq.m.) approx.



1ST FLOOR
394 sq.ft. (36.6 sq.m.) approx.



TOTAL FLOOR AREA: 842 sq.ft. (78.2 sq.m.) approx.

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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