





1 Coronation Street, Fairford, Gloucestershire.

DIRECTIONS

Please use the postcode GL7 4HT or call the office at any time for detailed directions from your location.

SUMMARY

Situated in a desirable location within this popular and historic Cotswold town is this attractive period property arranged over three floors. The accommodation includes two good size bedrooms, family bathroom, plenty of reception space, kitchen and an attractive, enclosed garden to the rear.

PROPERTY

The property is accessed via a useful entrance hall with large storage cupboard. A door leads through to the attractive living room with wood burner and sash windows to the front. A door leads to stairs providing access to the first floor. An inner hall, with access to a large pantry cupboard, leads out into a breakfast area with feature fireplace and storage cupboard. This in turn is open to the kitchen with a range of storage and appliance space. A door leads through to a useful utility/cloakroom with wc and wash hand basin as well as space for laundry white goods. The ground floor is completed by a garden room which provides access out to the rear.

To the first floor is a large landing which provides access to the second bedroom which is a good size. Steps lead from the landing into a further area with storage cupboards and access to the family bathroom with suite comprising bath with shower over, wc and wash hand basin.

To the second floor is a large dual aspect bedroom with built in storage cupboard.

GARDENS

The property benefits from an attractive, enclosed garden with areas of lawn, patio and mature borders.

LOCATION

The property is situated in the heart of this desirable and historic, Cotswold town. There is easy access to an excellent cross section of shops and facilities including the magnificent St Marys Church, a cottage hospital, doctors surgery, dentist, library, primary school and a highly regarded secondary school. Fairford is also relatively convenient for the A419 dual carriageway which allows direct access to Swindon and the M4 as well as Cheltenham and the M5.

VIEWING

Viewing is available by appointment 7 days a week. Please call your local office to arrange.

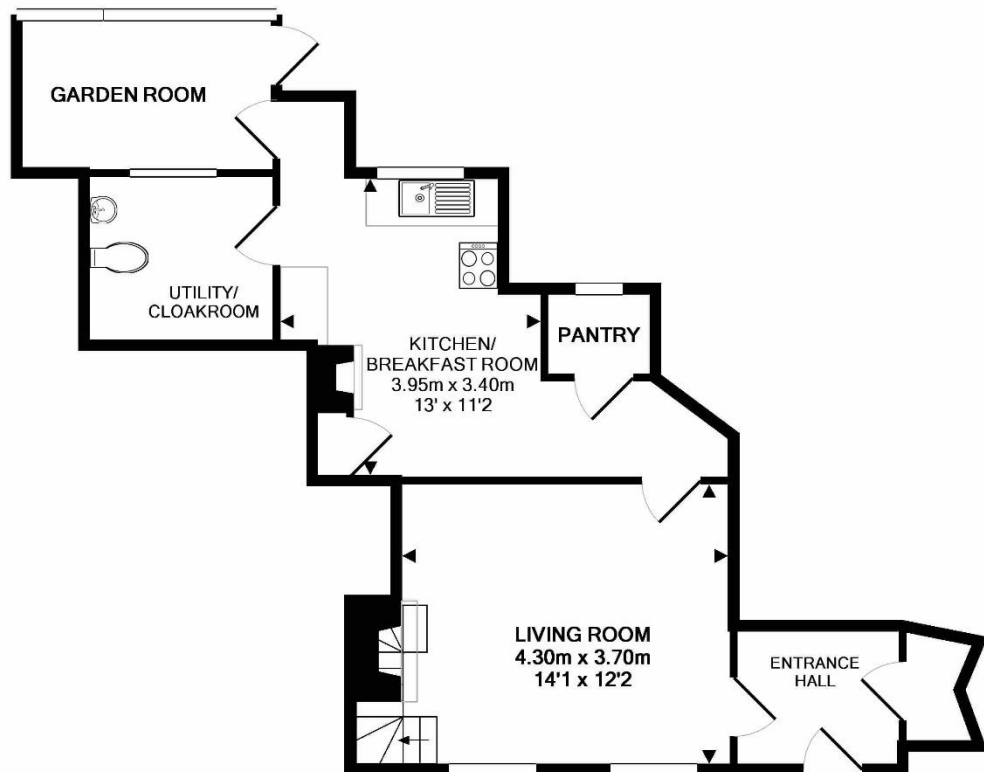
MORTGAGE

We advise potential purchasers to speak to Financial Associates to discuss their financial requirements. Call us for further information.

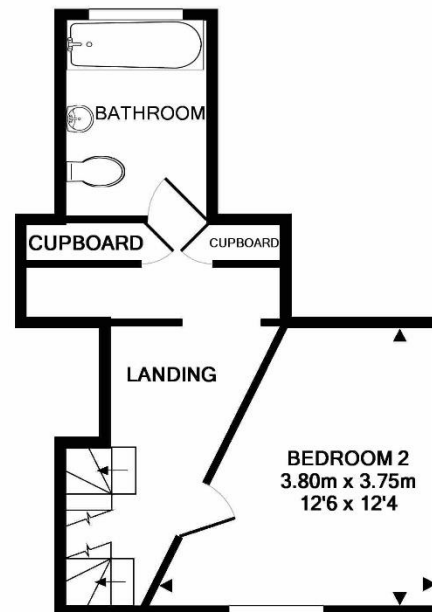
AGENTS NOTE

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a survey, nor have we tested any services, appliances or any specific fittings at the property. Room sizes should not be relied upon for carpets and furnishings.

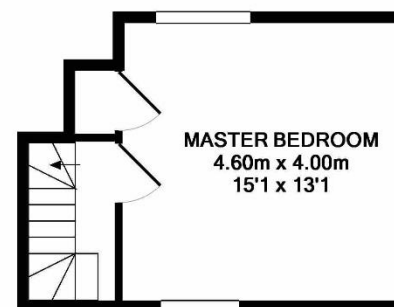
Energy Efficiency Rating		Current	Potential	Environmental (CO ₂) Impact Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A			(92-100)	A		
(81-91)	B			(81-91)	B		
(69-80)	C			(69-80)	C		
(55-68)	D			(55-68)	D		
(39-54)	E			(39-54)	E		
(21-38)	F			(21-38)	F		
(1-20)	G			(1-20)	G		
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	



GROUND FLOOR



1ST FLOOR



2ND FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2018

