

3 Manor Court, Fairford, Gloucestershire, GL7 4LH

Asking Price £195,000

- A well presented two bedroom ground floor apartment
- Wet room
- Excellent first purchase or investment buy
- Sitting/dining room
- Allocated parking
- Refitted kitchen
- Communal grounds

3 Manor Court, Fairford, Gloucestershire, GL7 4LH

A well presented two bedroom ground floor apartment situated in the popular Cotswold market town of Fairford. The main accommodation offers an entrance hall, sitting/dining room, refitted kitchen, two bedrooms and a wet room. Outside are communal grounds and allocated parking. The property makes an ideal first purchase or investment buy.

Additional Information:

Council Tax Band- B

EPC Rating- C

Leasehold. Remainder of 999 years from 1987. Service charge of £71.25 pcm



Council Tax Band: B



ENTRANCE HALL

Obscure glazed panelled entrance door. Wood effect flooring. Electric radiator. Built in airing cupboard.

SITTING/DINING ROOM

15'1" x 12'2"

French doors and sidescreen leading to patio. Wood effect flooring. Electric fire set into mantel surround. Television point.

KITCHEN

8'5" x 7'8"

Window to front. Circular bowl single drainer stainless steel sink unit with mixer tap inset into a wood effect rolled edge worksurface with cupboard below. Further range of refitted wall and base units. Tiled splashbacks. Four ring Hotpoint hob. Built in Hotpoint oven. Space and plumbing for washing machine. Further utility space.

BEDROOM ONE

14'5" x 10'1"

Window to rear. Electric radiator.

BEDROOM TWO

10'5" x 7'2"

Window to front. Electric radiator. Deep built in cupboard.

WET ROOM

7'5" x 6'10"

Obscure glazed window to front. Suite comprising of a Mira shower, low level WC and pedestal wash basin. Tiled surrounds. Heated towel rail. Hycovector.

OUTSIDE

There is a communal patio area although this seems to be used by the appropriate adjoining ground floor occupants. Bin store.

PARKING

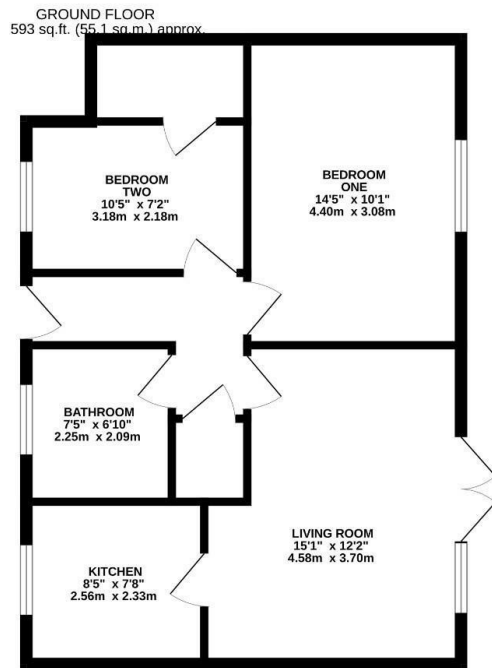
There is an allocated parking space. There is also visitors' parking.

MANAGEMENT FEES

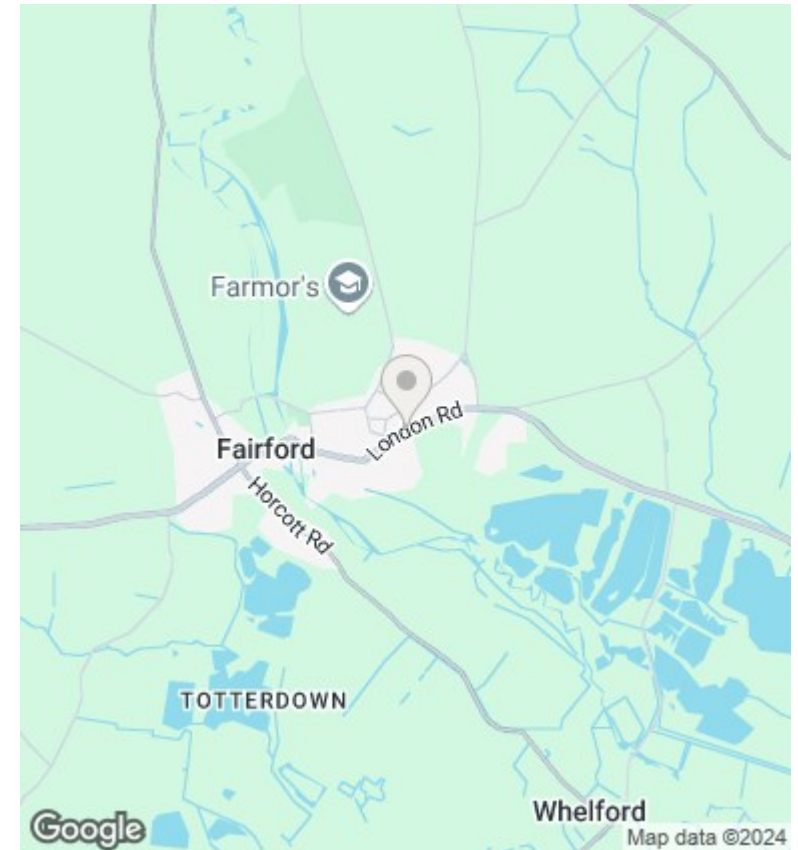
The property is leasehold, benefiting from a 999 year lease from 1987. The service charge is £71.25 pcm.

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.



TOTAL FLOOR AREA: 593 sq.ft. (55.1 sq.m.) approx.
While 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. Go past The Railway and then left into Manor Close. Manor Court is immediately on the left.

Viewings

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

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		78
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	