



## 49 Queensfield, Fairford, Gloucestershire, GL7 4JR

Asking Price £280,000

- IN NEED OF MODERNISATION AND SOLD AS SEEN
- Three bedroom terrace
- Cloakroom
- Sitting/dining room
- Kitchen/breakfast room
- Side hall and utility
- Gardens
- Off road parking

# 49 Queensfield, Fairford, Gloucestershire, GL7 4JR

A three bedroom terraced house situated in the popular Cotswold market town of Fairford. The property is in need of modernisation and is sold as seen. The accommodation offers an entrance hall, cloakroom, side hall, utility, sitting/dining room, kitchen/breakfast room, three bedrooms and a bathroom. Outside are gardens and off road parking.

## Additional Information:

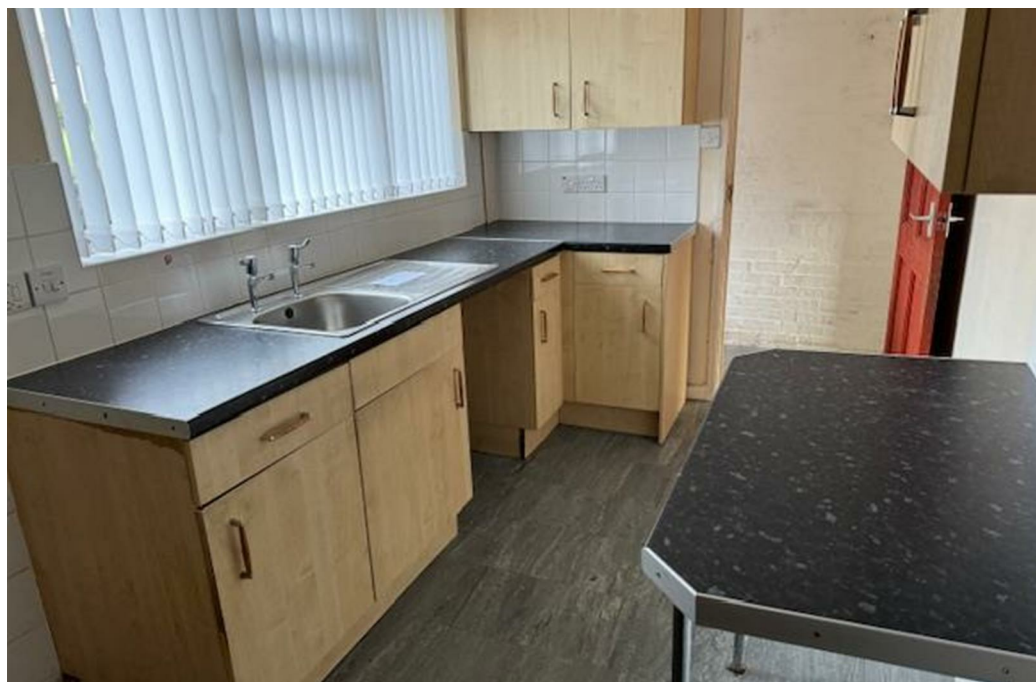
Council Tax Band- B

EPC Rating- C

Freehold



Council Tax Band: B





### ENTRANCE HALL

Half obscure glazed entrance door. Window to front. Staircase to first floor. Radiator.

### CLOAKROOM

6'10" x 3'0"

Obscure glazed window to front. Suite comprising of a low level WC and wall mounted wash basin. Tiled splashbacks.

### SITTING/DINING ROOM

21'10" x 10'0"

Half glazed door to garden. Window to rear. Fireplace with mantle and shelves to sides. Two radiators. Television lead.

### KITCHEN/BREAKFAST ROOM

13'8" x 6'10"

Window to front. Single drainer stainless steel sink unit with cupboard below. Further wall and base units. Tiled splashbacks. Breakfast bar. Gas cooker point. Space and plumbing for automatic washing machine.

### SIDE HALL

Half obscure glazed entrance door.

### UTILITY ROOM

10'0" x 5'1"

Half obscure glazed door to garden. Wall and base units. Utility space.

### LANDING

Window to front. Loft access. Built in airing cupboard housing a Vaillant boiler for domestic hot water and central heating. Radiator.

### BEDROOM ONE

14'11" x 9'10"

Window to rear. Built in cupboard. Radiator.

### BEDROOM TWO

10'8" x 9'10"

Window to rear. Built in cupboard. Radiator. Television lead.

### BEDROOM THREE

9'10" x 7'1"

Window to front. Radiator.

### BATHROOM

8'8" x 5'8"

Obscure glazed window to front. Suite comprising of a panelled bath, pedestal wash basin and low level WC. Tiled splashbacks. Radiator.

### OUTSIDE

A gate and concrete pathway lead to the entrances. Enclosed by hedgerow. Outside store. Outside tap.

The rear garden is enclosed by timber fencing and mature hedgerow. Patio. Concrete base for greenhouse/shed.

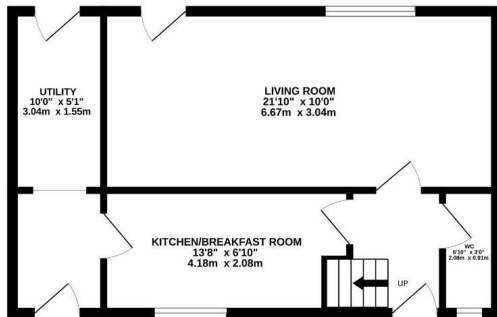
### OFF ROAD PARKING

There is a parking space in the front.

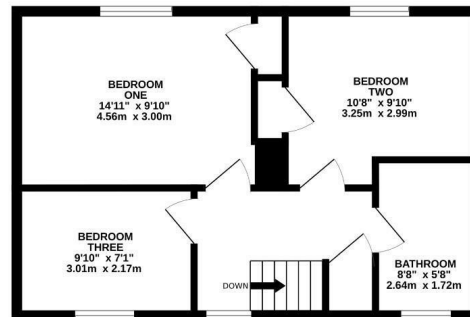
### FAIRFORD

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.

GROUND FLOOR  
452 sq.ft. (42.0 sq.m.) approx.

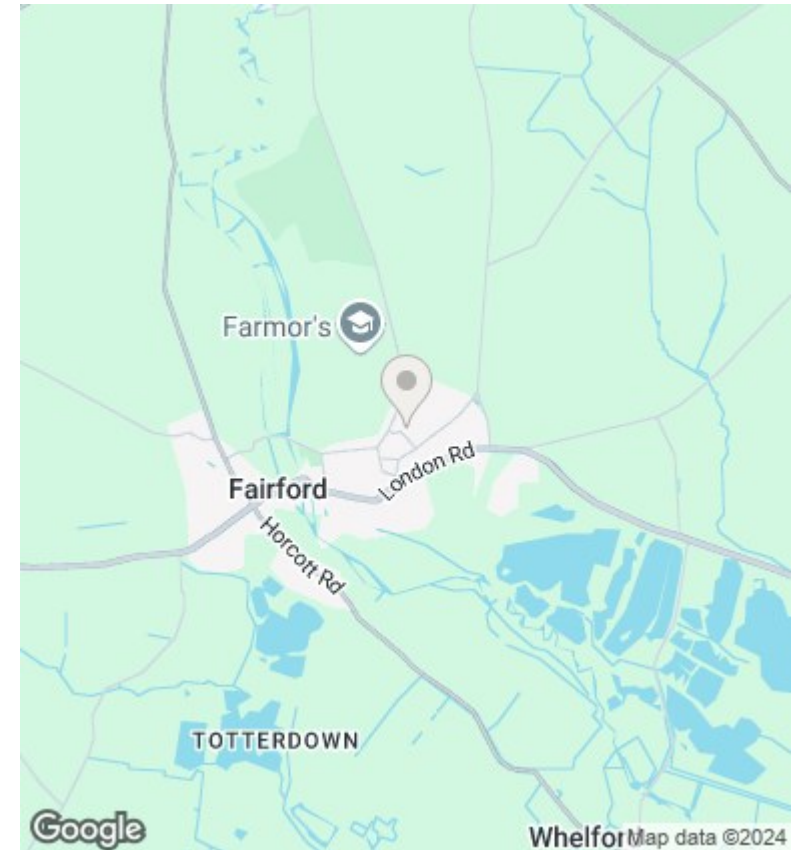


1ST FLOOR  
429 sq.ft. (39.9 sq.m.) approx.



TOTAL FLOOR AREA : 882 sq.ft. (81.9 sq.m.) approx.

Whilst 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 into the High Street then right along Park Street. Turn left then first right to Queens Field. Bear left into the cul de sac and the property is on the right.

## Viewings

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>	<b>73</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	