



## 1 Market Place Mews, Fairford, Gloucestershire, GL7 4AB

Offers In The Region Of £300,000

- Two bed semi detached cottage
- Bathroom
- No onward chain
- Open plan sitting/dining room/kitchen
- Wealth of exposed timbers
- Tucked away just off the Market Place
- Two bedrooms
- Courtyard garden



# 1 Market Place Mews, Fairford, Gloucestershire, GL7 4AB

A two bedroom cottage tucked away just off the market place of the popular Cotswold market town of Fairford. The cottage has a wealth of exposed timbers and the main accommodation offers an open plan sitting/dining room/kitchen to the ground floor with two bedrooms and a bathroom on the first floor. Outside are courtyard gardens.

Additional Information:

Council Tax Band- C

EPC Rating- D

Freehold



Council Tax Band: C



## SITTING/DINING ROOM

23'0" x 15'5"

Entrance door. Two windows to the front. Staircase to first floor. Understairs cupboard. Television point. Radiator. Exposed timbers. Built in cupboard. Wood effect flooring. Meter cupboard.

## KITCHEN

11'9" x 7'2"

Single drainer stainless steel sink unit inset into a rolled edge worksurface with cupboard below. Further fitted units. Tiled splashbacks. Wall mounted Vaillant boiler for domestic hot water and central heating. Exposed timbers. Whirlpool washing machine. Technik gas hob with stainless steel splashback panel and extractor above. Built in Technik oven below. Further utility space. Telephone point. Wood effect flooring.

## LANDING

Doors to rooms. Roof access. Velux window to rear.

## BEDROOM ONE

16'9" x 11'7"

Window to front. Exposed timbers. Radiator. Television point.

## BEDROOM TWO

11'3" x 7'4"

Window to front. Exposed timbers. Radiator.

## BATHROOM

8'9" x 7'3"

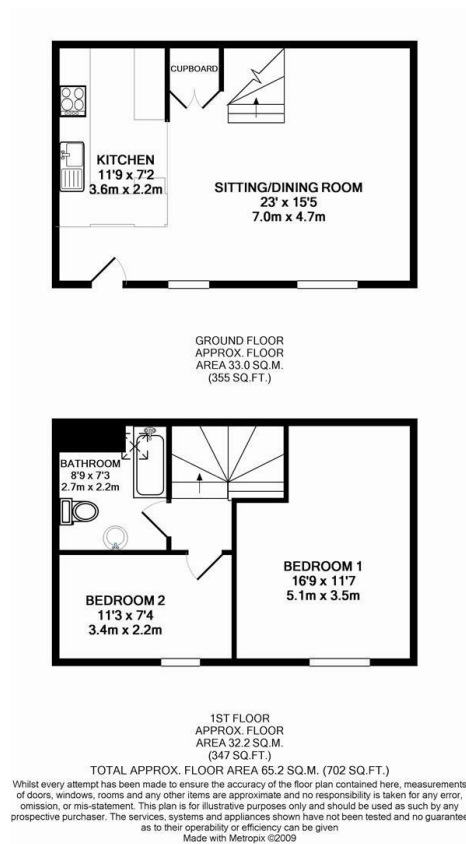
Skylight window to rear. Suite comprising of a panelled bath with mixer tap shower and cradle. Low level WC. Pedestal wash basin. Tiled splashbacks. Exposed timbers. Shaving light and point. Built in cupboard. Radiator.

## OUTSIDE

Enclosed courtyard garden laid to patio.

## 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.



## Directions

From our Fairford office, turn left out of the door and there is a doorway and alley just before Fairford Chip Shop. Market Place Mews is behind these buildings and number 1 is the first you come to.

## Viewings

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

