



## 15 Jefferies Close, Fairford, Gloucestershire, GL7 4NE

Offers Over £260,000

- Two bed end of terrace
- Kitchen
- No onward chain
- Wider plot facilitates a CAR PORT
- Bathroom
- Sitting room
- Gardens

# 15 Jefferies Close, Fairford, Gloucestershire, GL7 4NE

A two bedroom end of terrace situated around a quadrangle of similar homes in the popular Cotswold market town of Fairford. This property is situated on a wider plot than the others which facilitates a car port. Alternatively there is scope to extend. The main accommodation offers a sitting room, kitchen, two bedrooms and a bathroom. Outside are gardens, the car port and two parking spaces. Available with no onward chain.

Additional Information:

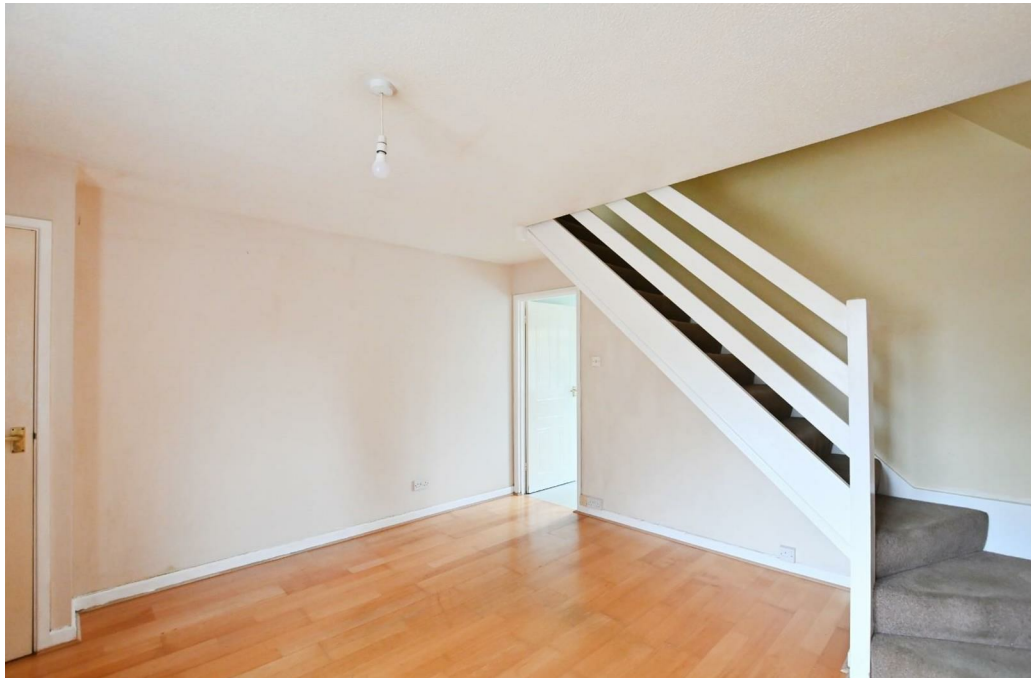
Council Tax Band- B

EPC Rating- C

Freehold



Council Tax Band: B



### CANOPIED ENTRANCE PORCH

Entrance door.

### SITTING ROOM

13'4" x 13'0"

Window to front. Staircase to first floor. Understairs recess. Wood effect flooring. Built in meter cupboard. Radiator. Television and telephone points.

### KITCHEN/DINING ROOM

12'11" x 8'7"

Window to rear. Half obscure glazed door to garden. Single drainer stainless steel sink unit inset into a rolled edge worksurface with cupboard below. Further wall and base units. Tiled splashbacks. Radiator. Wall mounted Glow Worm boiler for domestic hot water and central heating. Beko cooker. Washing machine.

### LANDING

Access to a boarded loft space.

### BEDROOM ONE

12'11" x 10'1"

Window to front. Radiator.

### BEDROOM TWO

8'10" x 8'8"

Window to rear. Radiator. Built in airing cupboard.

### BATHROOM

Obscure glazed window to rear. Suite comprising of a panelled bath with Mira shower above, low level WC and a pedestal wash basin. Tiled surrounds.

### OUTSIDE

Paved pathway to entrance.

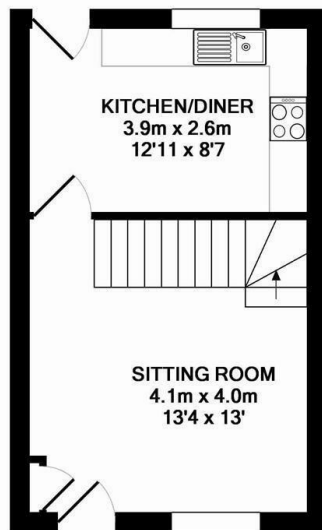
The rear garden is easterly facing and enclosed mainly by timber fencing. laid to lawn with borders. Patio. Timber shed.

### CAR PORT AND PARKING

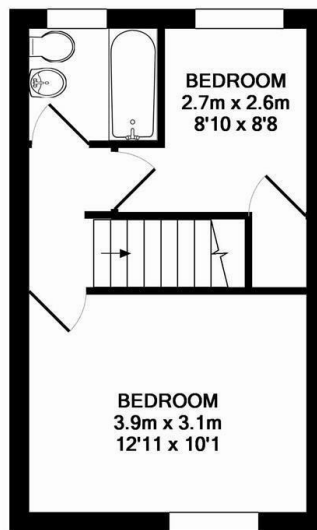
This property offers a unique opportunity for this close because it is the only one with a car port facility to the side or the potential to extend, subject to planning. As well as the car port, there are two further parking spaces - one directly in front of the car port and a numbered space immediately to it's side. A pedestrian gate leads from the car port to the back garden.

### 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  
APPROX. FLOOR  
AREA 26.4 SQ.M.  
(284 SQ.FT.)

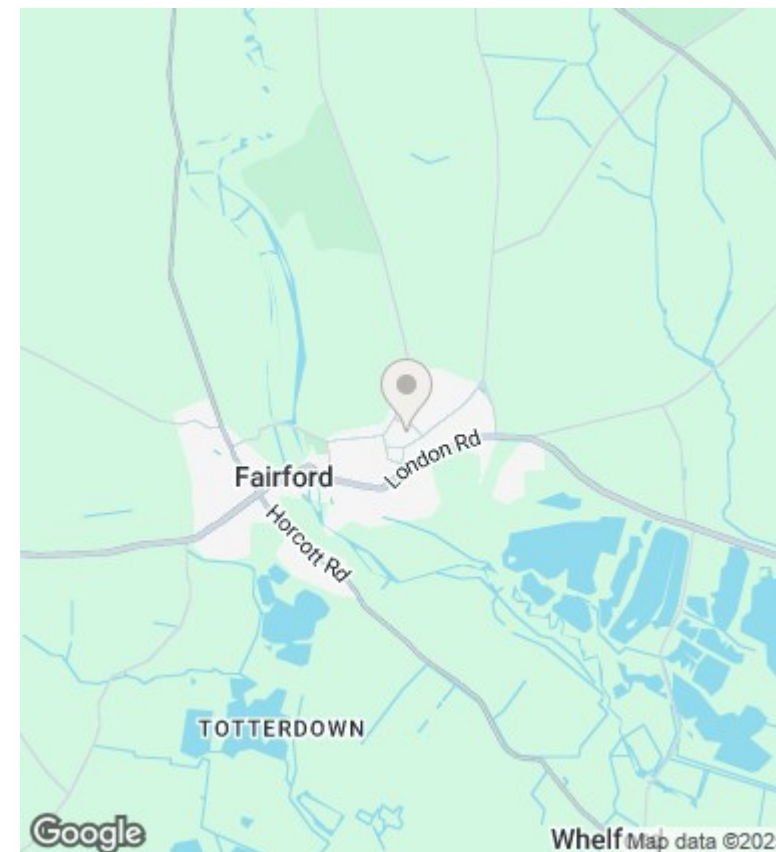


1ST FLOOR  
APPROX. FLOOR  
AREA 26.4 SQ.M.  
(284 SQ.FT.)

TOTAL APPROX. FLOOR AREA 52.9 SQ.M. (569 SQ.FT.)

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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## Directions

From the Market Place, proceed into the High Street and past the Church. Turn right along Park Street then left to Leafield Road. Turn right onto Queens Field and right again into Jefferies Close.

## 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>91</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>75</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		
EU Directive 2002/91/EC		
England & Wales		