



59 Aldsworth Close, Fairford, Gloucestershire, GL7 4LB

Asking Price £420,000

- Extended and upgraded
- Kitchen/breakfast room
- Three first floor bedrooms and bathroom
- VIEWING IS A MUST
- Three/four bedroom semi detached
- Ground floor bedroom 4/study
- Southerly gardens
- Sitting room and dining room
- Ground floor bathroom
- Driveway parking for two/three cars and a reduced garage

59 Aldsworth Close, Fairford, Gloucestershire, GL7 4LB

An extended and well presented three/four bedroom semi detached house situated towards the eastern outskirts of the popular Cotswold market town of Fairford. The accommodation offers an entrance hall, inner hall/utility, sitting room, dining room, kitchen/breakfast room, bedroom 4/study, ground floor bathroom, three further bedrooms and a bathroom. Outside are southerly gardens, a reduced garage and driveway parking for two/three cars.

Additional Information:

Council Tax Band- C

EPC Rating- C

Freehold



Council Tax Band: C



ENTRANCE HALL

Entrance door with obscure glazed leaded lights panels. Wooden flooring. Staircase to first floor. Understairs recess. Radiator.

BEDROOM FOUR/STUDY/PLAYROOM

12'0" x 8'1"

Window to side. Fitted cupboard also housing a Worcester boiler for domestic hot water and central heating. Wood effect flooring.

SITTING ROOM

18'3" x 11'3"

Window to front. Radiator. Woodburner as fitted with oak beam on the chimney breast.

DINING ROOM

16'5" x 9'7"

French doors to garden. Wooden flooring. Built in display cupboard. Radiator.

KITCHEN/BREAKFAST ROOM

13'0" x 9'9"

Window to rear. Ceramic sink unit with mixer tap inset into a wooden worksurface with cupboard below. Further range of refitted wall and base units. Tiled splashbacks. Wooden flooring. Four ring Bosch hob with extractor panel above. Built in Bosch double oven. Integrated fridge freezer. Integrated Bosch dishwasher and washing machine. Breakfast bar.

INNER HALLWAY/UTILITY

Worksurface with space below for a tumble dryer. Wooden flooring. Fitted cupboard.

GROUND FLOOR BATHROOM

7'6" x 5'7"

Obscure glazed window to rear. Recently fitted suite comprising of a panelled bath with mixer tap shower, pedestal wash basin and low level WC. Tiled flooring and surrounds. Ladder radiator.

LANDING

Window to side.

BEDROOM ONE

12'1" x 11'0"

Window to front. Radiator. Built in double wardrobe with mirrored sliding doors.

BEDROOM TWO

13'2" x 8'5"

Window to front. Radiator.

BEDROOM THREE

9'9" x 8'3"

Window to rear. Radiator. Built in wardrobe.

BATHROOM

12'9" x 6'7"

Obscure glazed window to rear. Refitted suite comprising of a freestanding bath with mixer tap shower, tiled shower cubicle, low level WC and a vanity unit. Tiled walls and flooring. Ladder radiator. Roof access.

OUTSIDE

To the front, a gravelled driveway provides OFF ROAD PARKING for two-three cars. Log store. Timber fencing to sides.

The rear garden is southerly facing and enclosed by a reconstituted Cotswold stone wall. Side pedestrian gate. Shed. Patio. Laid to lawn with cultivated borders.

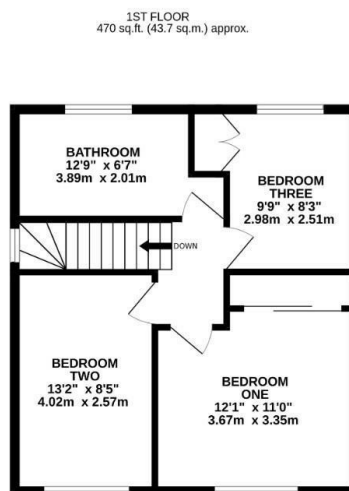
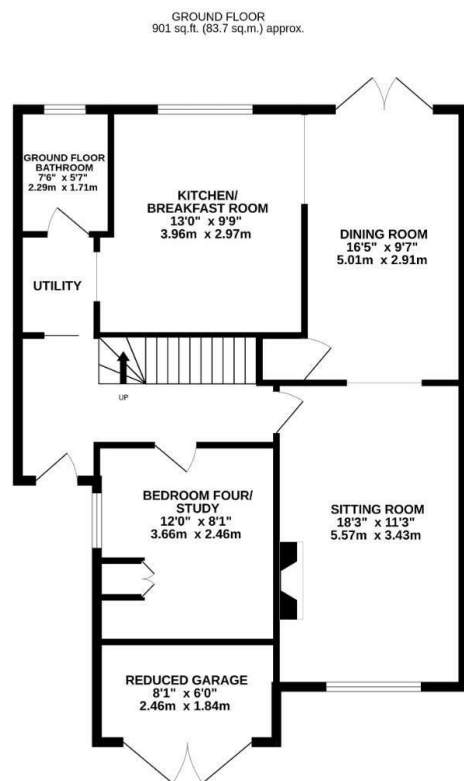
REDUCED GARAGE

8'1" x 6'0"

Double doors. Reduced length garage for storage.

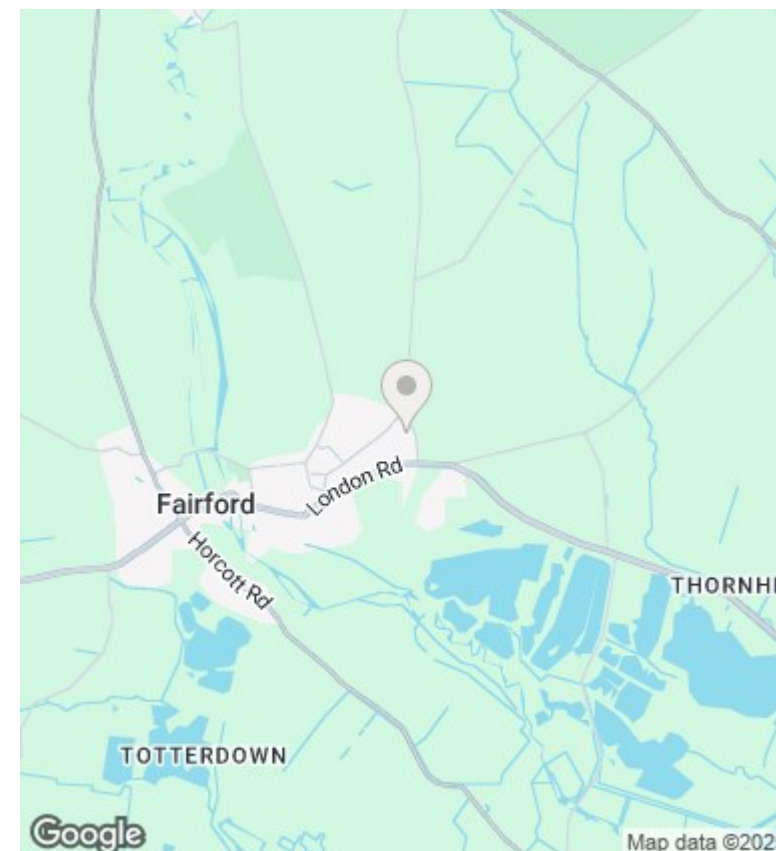
FAIRFORD

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, optician, cottage hospital and a weekly market.



TOTAL FLOOR AREA: 1371 sq.ft. (127.3 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, past the Church then right along Park Street. Turn right at the junction then first left onto Mount Pleasant, leading to Hatherop Road. Take the last turn right then immediately left. 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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	73	83
England & Wales <small>EU Directive 2002/91/EC</small>		