



6 Concorde Crescent, Fairford, Gloucestershire, GL7 4GB

Asking Price £400,000

- Three bedroom semi detached
- Utility area and cloakroom
- Garden
- Sitting room
- En suite shower room to master bedroom
- No onward chain
- Kitchen/dining room
- Garage

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A three bedroom semi detached situated on this popular development on the western outskirts of the Cotswold market town of Fairford. Built in 2016 by Bloor Homes, the accommodation offers an entrance hall, sitting room, kitchen/dining room, utility area, cloakroom, master bedroom with en suite shower room, two further bedrooms and a bathroom. Outside are gardens and a garage.

Additional Information:

Council Tax Band- C

EPC Rating- B

Freehold



Council Tax Band: C



ENTRANCE HALL

Entrance door with obscure glazed panel. Staircase to first floor. Radiator.

SITTING ROOM

14'3" x 12'0"

Window to front. Two radiators. Television and telephone points. Understairs cupboard.

KITCHEN/DINING ROOM

12'2" x 12'0"

French doors and window to garden. One and a half bowl sink unit with mixer tap inset into a wood effect worksurface with cupboards below. Further range of wall and base units. Range of appliances including a Hotpoint four ring electric hob with Siemens extractor hood above, built in Hotpoint oven, an integrated dishwasher and fridge freezer. Radiator. Tiled flooring..

UTILITY AREA

Tiled flooring. Range of wall and base units. Space and plumbing for an automatic washing machine. Cupboard housing an Ideal boiler for domestic hot water and central heating.

CLOAKROOM

Suite comprising of a low level WC and wall mounted wash basin. Tiled splashback and flooring.

LANDING

Roof access.

MASTER BEDROOM

9'7" x 9'3"

Window to rear. Built in double wardrobe with mirrored doors. Television point. Radiator.

EN SUITE SHOWER ROOM

Obscure glazed window to rear. Suite comprising of a shower cubicle, vanity unit and low level WC. Tiled surrounds and flooring. Shaving point. Ladder radiator.

BEDROOM TWO

11'5" x 8'10"

Window to front. Radiator.

BEDROOM THREE

11'5" x 6'6"

Window to front. Radiator. Built in cupboard.

BATHROOM

7'7" x 5'7"

Obscure glazed window to side. Suite comprising of a panelled bath with mixer tap shower, vanity unit and low level WC. Tiled surrounds. Shaving point. :Ladder radiator.

OUTSIDE

To the front, a paved pathway leads to the entrance. Laid to lawn with borders.

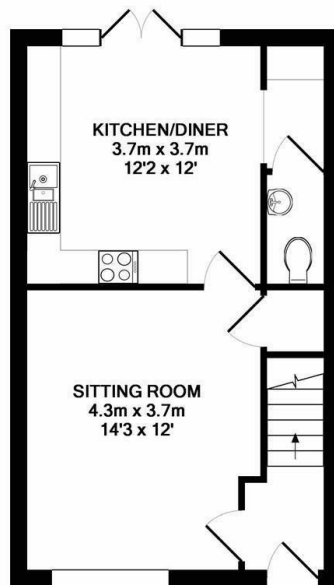
The rear garden is enclosed and southerly facing. Side pedestrian gate. Laid to lawn. Patio.

GARAGE

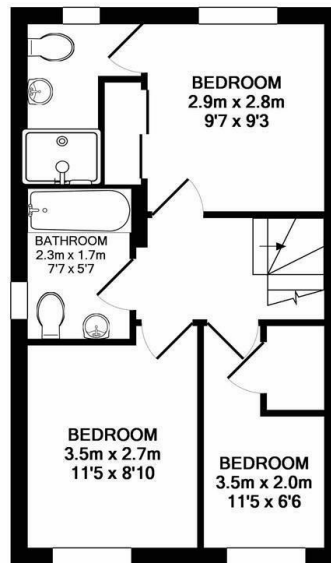
With up and over door. Power and lighting. Additional driveway parking for two cars.

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.



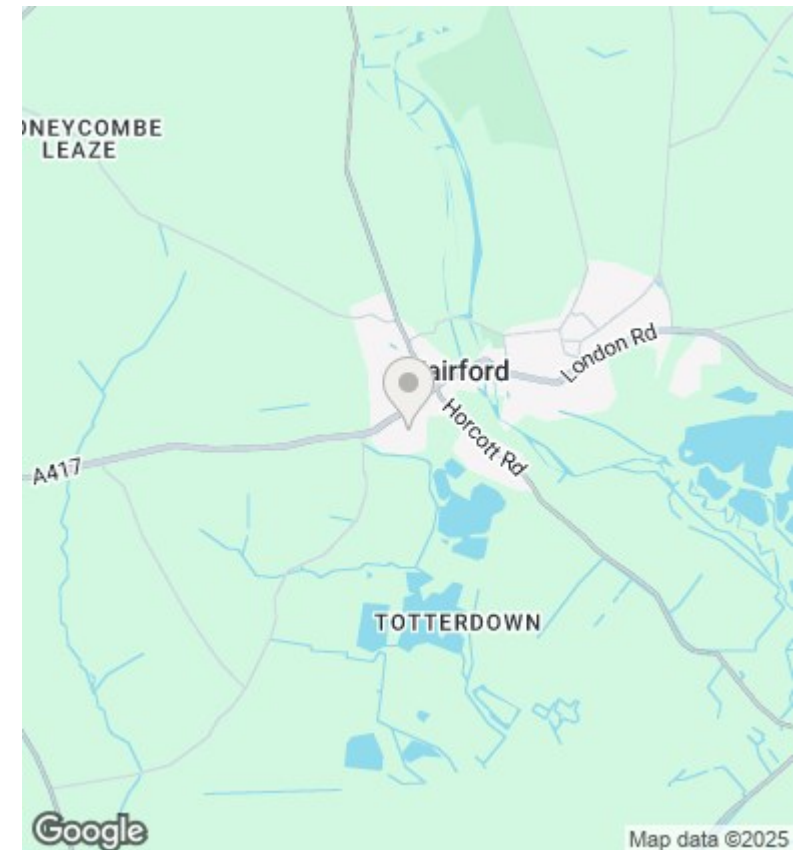
GROUND FLOOR
APPROX. FLOOR
AREA 37.7 SQ.M.
(406 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 37.6 SQ.M.
(404 SQ.FT.)

TOTAL APPROX. FLOOR AREA 75.3 SQ.M. (810 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 towards Cirencester. Take the last turning left just before you leave the town onto Scott Thomlinson Road. Turn left onto Concorde Crescent.

Viewings

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

