



2 Wesson Place, Courtbrook, Fairford, Gloucestershire, GL7 4BE

Price Guide £290,000

- Two bedroom terraced bungalow
- Kitchen
- No onward chain
- Tucked away yet close to centre
- Shower room
- Sitting/dining room
- Garage and garden

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A two bedroom mid terrace bungalow, tucked away from the hustle and bustle yet literally a stone's throw from the centre of this popular Cotswold market town and the amenities therein. The main accommodation offers an entrance hall, sitting/dining room, two bedrooms and a shower room. Outside are gardens and a garage.

Additional Information:

Council Tax Band- C

EPC Rating- D

Freehold



Council Tax Band: C



ENTRANCE HALL

Half obscure glazed entrance door with leaded lights and matching screen.
Half obscure glazed door to rear. Radiator. Built in airing cupboard.

SITTING/DINING ROOM

17'11" x 10'11"

Window to front. Feature fireplace with electric coal effect fire. Two radiators.
Television point. Telephone point. Dining table and four chairs.

KITCHEN

11'5" x 7'9"

Window to front. One and a half bowl single drainer sink unit with mixer tap over and inset into a rolled edge worksurface with cupboards below. Further range of wall and base units. Tiled splashbacks. Tiled flooring. Four ring gas hob with extractor over and built in oven below. Ideal Mexico boiler for domestic hot water and central heating. Space and plumbing for automatic washing machine. Further utility space. Radiator.

BEDROOM ONE

13'10" x 10'11"

Window to rear. Radiator.

BEDROOM TWO

9'3" x 7'10"

Window to rear. Radiator. Single wardrobe.

SHOWER ROOM

Obscure glazed window to side. Fully tiled walls and flooring. Oversized walk in cubicle with Mira shower. Vanity unit. Low level WC. Shaving point.

OUTSIDE

To the front are raised flower beds. The forecourt has been laid to gravel.
Pathway to entrance.

The rear garden is block paved with raised flower beds. Covered porch area.
Pedestrian gate to the rear giving access to the garage.

GARAGE

Middle of three. Up and over door.

FAIRFORD

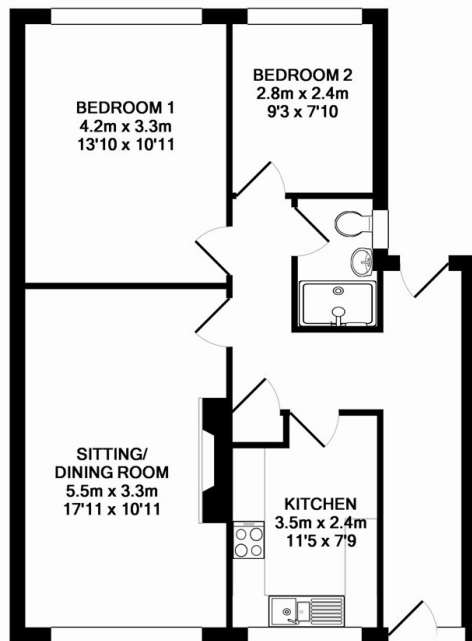
Fairford is a small market town in Gloucestershire.

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 school is judged to be of outstanding standard, having achieved grade 1 in its Ofsted inspection in 2010.

The Church of England parish church of Saint Mary is renowned for its complete set of medieval stained glass, stone carvings and misericords. Built in the early 1490s, the church is an example of late Perpendicular Gothic architecture that is characterised by slim stone window mullions and light but strong buttresses. Grade 1 listed by English Heritage, 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.



TOTAL APPROX. FLOOR AREA 63.1 SQ.M. (679 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 turn left into London Street and then right into The Plies. Turn right into Courtbrook and bear right. Wesson Place is in the far right corner and is the middle of three bungalows.

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		90
(81-91) B		
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC