



3 Bettertons Close, Fairford, Gloucestershire, GL7 4HY

£1,100 PCM

- Two bed semi detached bungalow
- Garage
- Sitting room
- Gardens
- Kitchen

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A two bedroom semi detached bungalow situated in this popular close in the popular Cotswold market town of Fairford. The main accommodation offers an entrance hall, sitting room, kitchen, two bedrooms and a bathroom. Outside are gardens and a garage.

EPC Rating- C
Council Tax Band- C
Heating type – Gas

Current Electric Provider- TBC. Current Gas Provider- TBC. Water Supplier- Thames Water

Length of Tenancy- 12 Months. Deposit- £1,269.23 (5 Weeks Rent). Holding Fee- £253.84 (1 Weeks Rent, Once successfully passed referencing this will go towards the first months rent)

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Council Tax Band: C



ENTRANCE HALL

Entrance door with obscure glazed panel. Radiator. Roof access. Two built in cupboards.

SITTING ROOM

15'10 x 11'10

Window to rear. Radiator. Coal effect gas fire as fitted into a marble effect surround with wooden mantel. Television point. Telephone point.

KITCHEN

10'7 x 9'0

Half obscure glazed door to garden. Window to rear. One and a half bowl single drainer stainless steel sink unit with mixer tap inset into a rolled edge worksurface and cupboard below. Further wall and base units. Wall mounted Worcester boiler. Washing machine. Fridge. Freezer. Radiator.

BEDROOM ONE

11'10 x 11'9

Window to front. Radiator.

BEDROOM TWO

10'7 x 8'10

Window to front. Radiator.

BATHROOM

6'3 x 5'7

Obscure glazed window to side. Suite comprising of a panelled bath with Creda shower above. Pedestal wash basin. Low level WC. Tiled surrounds. Radiator.

OUTSIDE

A concrete driveway leads to the garage. Laid to lawn with shrub borders.

The rear garden is laid to lawn. Partly covered patio.

GARAGE

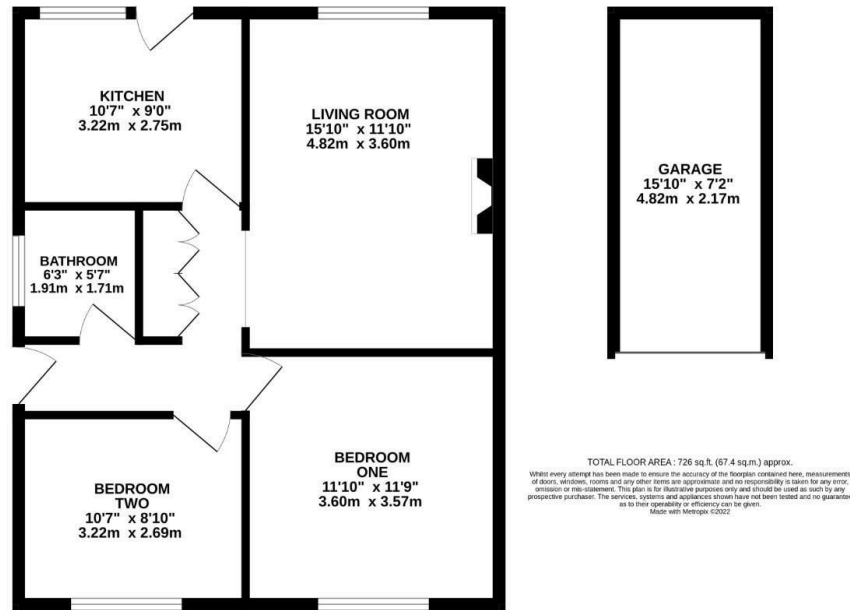
15'10 x 7'2

Up and over door. Power and lighting.

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. 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.

GROUND FLOOR
726 sq.ft. (67.4 sq.m.) approx.



Directions

From the Market Place, proceed towards Cirencester.
Turn right at the crossroads then second left into
Bettertons 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) A		89
(81-91) B		
(69-80) C	69	
(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		