



2 Market Place Mews, Fairford, Gloucestershire, GL7 4AB

£1,000 PCM

- Extended barn conversion
- Two receptions
- Semi detached
- Gardens
- Three bedrooms
- On road parking

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An extended semi detached cottage tucked away close to the centre of the popular Cotswold market town of Fairford. The accommodation offers a utility/cloakroom, open plan sitting room/kitchen, dining room, three bedrooms, two shower rooms (one being en suite), and an attic office. Outside arte enclosed gardens.

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

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



Council Tax Band: C



ENTRANCE PORCH

Half obscure glazed door with sidescreens. Entrance door and sidescreen.

UTILITY/CLOAKROOM

5'10" x 3'9"

Obscure glazed window to front. Closed unit WC and wash basin. Space and plumbing for automatic washing machine. Fitted cupboards. Tiled flooring. Dimplex heater.

OPEN PLAN SITTING ROOM/KITCHEN

19'4" x 15'3"

Window to front. Wooden flooring. Feature fire surround. Television point. Two radiators. Understairs cupboard with shelving. Further recessed shelving. One and a half bowl single drainer sink unit with mixer tap inset into a wooden worksurface with cupboard below. Further range of wall and base units. Exposed timbers. Four ring Hotpoint gas hob with extractor above and Electrolux oven below. Integrated dishwasher. Microwave shelf. Island bar. Cupboard housing a boiler for domestic hot water and central heating. Staircase to first floor.

DINING ROOM

18'3" x 8'10"

Windows to side and rear. Stable door to side. Staircase to first floor. Understairs cupboard. Wooden flooring.

BEDROOM TWO

12'0" x 9'7"

Window to side. Velux window to rear. Electric radiator. Roof access via a drop down ladder.

EN SUITE SHOWER ROOM

Velux window. Suite comprising of a shower cubicle, low level WC and pedestal wash basin. Ladder radiator. Shaving light and point.

MAIN LANDING

Staircase from the kitchen. Velux window.

BEDROOM ONE

12'6" x 8'10"

Window to front. Velux window. Exposed timbers. Radiator.

BEDROOM THREE

12'0" x 6'3"

Window to front. Convector heater. Exposed timbers. Built in bulk head cupboard. Drop down loft ladder.

ATTIC ROOM/OFFICE

This room is boarded and insulated, providing a useful office area. Radiator.

SHOWER ROOM

8'5" x 5'8"

Velux window. Suite comprising of a shower cubicle, low level WC and vanity unit. Two ladder radiators.

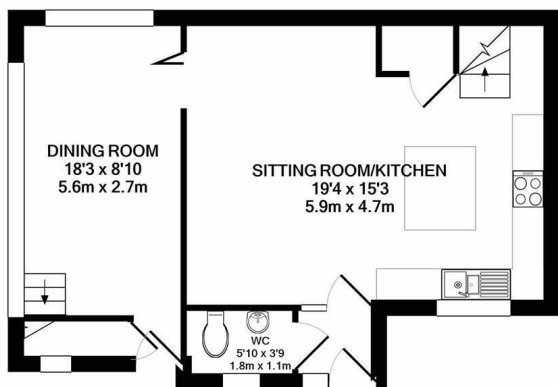
OUTSIDE

The property is approached along an alleyway from the Market Place and then a right of access across the courtyard of the neighbouring cottage. This leads to the private entrance of number 2.

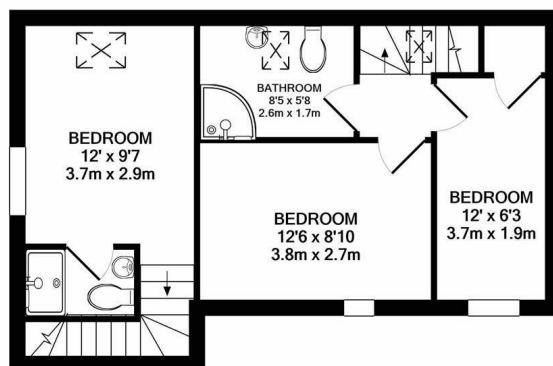
The garden is enclosed by a Cotswold stone wall and has been designed with a number of raised cultivated beds with Cotswold stone and timber retainers. Summerhouse with adjoining workshop. Timber shed. Pergola.

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 496 SQ.FT.
(46.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 458 SQ.FT.
(42.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 954 SQ.FT. (88.6 SQ.M.)

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

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		86
(81-91) B		
(69-80) C	68	
(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 