



4 Eastbourne Terrace, London Road, Fairford, Gloucestershire, GL7

Offers In Excess Of £435,000

- Three bedroom end terrace cottage offering privacy and on a good sized plot
- Characterful living spaces, full of charm with modern updates
- Planning permission to extend (24/02654/FUL)
- South facing rear garden with summerhouse and workshop
- Large driveway providing off street parking for up to four cars
- Beautifully finished loft conversion

4 Eastbourne Terrace, Fairford, Gloucestershire, GL7 4AN

A charming three bedroom end of terrace cottage with a renovated loft bedroom, planning permission and a large driveway, situated a short walk to the centre of the popular Cotswold market town of Fairford. This beautifully presented cottage offers the perfect blend of character, space and future potential. Planning permission has been granted to extend (see agents' notes).

Additional Information:

Council Tax Band- C

EPC Rating- D

Freehold



Council Tax Band: C



ENTRANCE PORCH

Entrance door. Quarry tiled floor. Door to hall with stained glass panels.

ENTRANCE HALL

Staircase to first floor. Radiator. Wood panelled walls to dado level.

SITTING ROOM

13'6" x 11'11"

Windows to front and to side. Victorian fireplace with mantel. Wood panelled walls to dado level. Radiator. Television point.

DINING ROOM

12'7" x 11'1"

Windows to side and rear. Woodburner as fitted. Woodstained floorboards. Radiator. Understairs cupboard.

CLOAKROOM

Low level WC

KITCHEN

18'8" x 6'0"

Windows to rear. French doors to garden. Sink unit set into a wooden worksurface with cupboard below. Further range of wall and base units. Tiled splashbacks and flooring. Four ring Neff hob with an extractor above and oven below. Space and plumbing for automatic washing machine. Further utility space. Inset ceiling spotlights. Exposed stone wall.

LANDING

Window to rear. Radiator. Wood panelled wall to dado level. Staircase to attic bedroom. Linen cupboard.

BEDROOM ONE

11'11" x 11'2"

Window to rear. Radiator. Victorian fireplace.

BEDROOM TWO

12'7" x 9'11"

Window to front. Tower radiator.

BATHROOM

9'7" x 7'2"

Obscure glazed window to front. Suite comprising of a panelled bath with mixer tap shower, vanity unit and low level WC. Fully tiled surrounds. Ladder radiator. Built in cupboard housing a Worcester boiler for domestic hot water and central heating.

LANDING

Velux window to the rear.

BEDROOM THREE

16'4" x 12'1"

Velux window to the rear. Wood panelled walls. Eaves cupboard. Radiator. Inset ceiling spotlights.

OUTSIDE

A gate and pathway lead to the rear garden. Gravelled driveway with parking for three cars. Bike shed. Cultivated borders.

The rear garden is southerly facing and enclosed. Feature Cotswold stone walls, one with an old door. Laid to lawn with borders. Patio. Garden shed. Outside tap.

HOME OFFICE AND WORKSHOP

The office is of Swedish timber construction. Power, lighting and insulation.

The workshop is stone fronted. Power, lighting and insulation.

AGENTS' NOTE

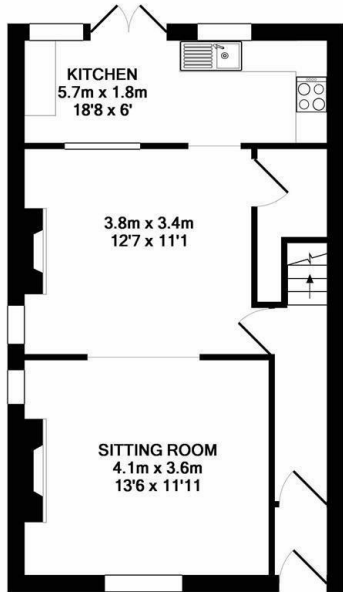
The next door neighbour has a right of access.

The kitchen has a heat detector and all bedrooms have recently fitted fire alarms. All doors throughout the house are fire doors.

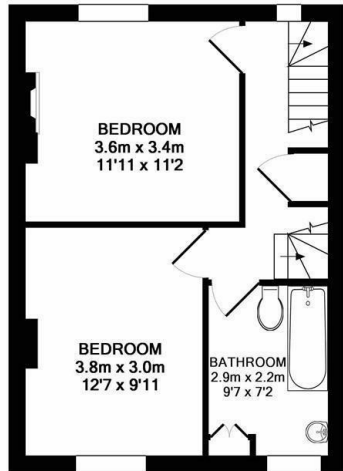
There is planning permission to extend the kitchen, add a fourth bedroom/home office, and the addition of a garage. (24/02654/FUL)

FAIRFORD

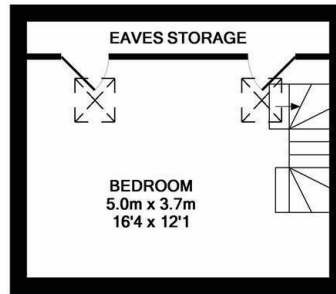
Fairford is a small market town in Gloucestershire. The town lies in the Cotswolds on the River Coln, about 6 miles (9.7 km) east of Cirencester, 4 miles (6.4 km) west of Lechlade and 9 miles (14 km) north of Swindon. Nearby are RAF Fairford and the Cotswold Water Park. The town's secondary school is 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 45.4 SQ.M.
(489 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 36.7 SQ.M.
(395 SQ.FT.)



2ND FLOOR
APPROX. FLOOR
AREA 22.5 SQ.M.
(242 SQ.FT.)

TOTAL APPROX. FLOOR AREA 104.6 SQ.M. (1126 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 towards Lechlade along London Street. As the bend begins, Eastbourne Terrace 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		81
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC