



## 10 Lakeside, Fairford, Gloucestershire, GL7 4DN

Asking Price £335,000

- Two bedroom detached bungalow
- Shower room
- No onward chain
- Sitting room
- Small garden
- Kitchen
- Garage and driveway parking

# 10 Lakeside, Fairford, Gloucestershire, GL7 4DN

A two bedroom detached bungalow situated in the popular Horcott area of the Cotswold market town of Fairford. The accommodation offers an entrance hall, sitting room, kitchen, two bedrooms and a shower room. Outside are gardens and a garage. Offered for sale with no onward chain.

Additional Information:

Council Tax Band- B

EPC Rating- D

Freehold



Council Tax Band: B



### ENTRANCE PORCH

Half obscure glazed entrance door with leaded lights.

### ENTRANCE HALL

Roof access. Radiator.

### SITTING ROOM

16'4" x 10'7"

Patio doors to garden. Coal effect electric fire as fitted into a reconstituted Cotswold stone chimney breast. Radiator. Television point.

### KITCHEN

9'4" x 8'8"

Window to front. Single drainer stainless steel sink unit with mixer tap inset into a rolled edge worksurface with cupboard below. Further range of wall and base units. Tiled splashbacks. Four ring Hygena gas hob with extractor above and a built in AEG oven below. Space for a washing machine. Space for a fridge. Built in cupboard housing an Ideal boiler for domestic hot water and central heating.

### BEDROOM ONE

12'10" x 10'7"

Window to side. Radiator. Good range of fitted bedroom furniture.

### BEDROOM TWO

9'7" x 9'7"

Window to front. Radiator.

### SHOWER ROOM

6'4" x 5'5"

Obscure glazed window to front. Tiled walls. Suite comprising of a Mira shower, pedestal wash basin and low level WC. Radiator.

### OUTSIDE

To the front is a crazy paved forecourt. Cultivated borders.

To the side is a lawned area with borders including trees, shrubs and bushes. Outside tap.

To the rear is a paved pathway and cultivated border. Patio. Storage area for bins.

### GARAGE AND PARKING

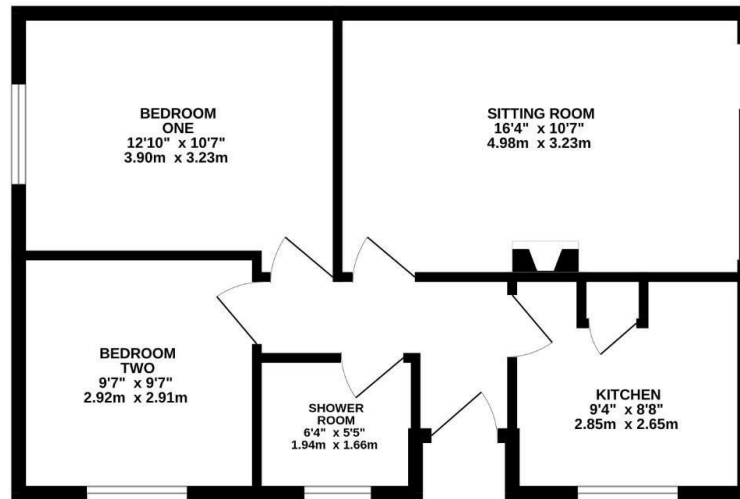
With up and over door. Window to rear. There is also a block paved driveway for off road parking.

### FAIRFORD

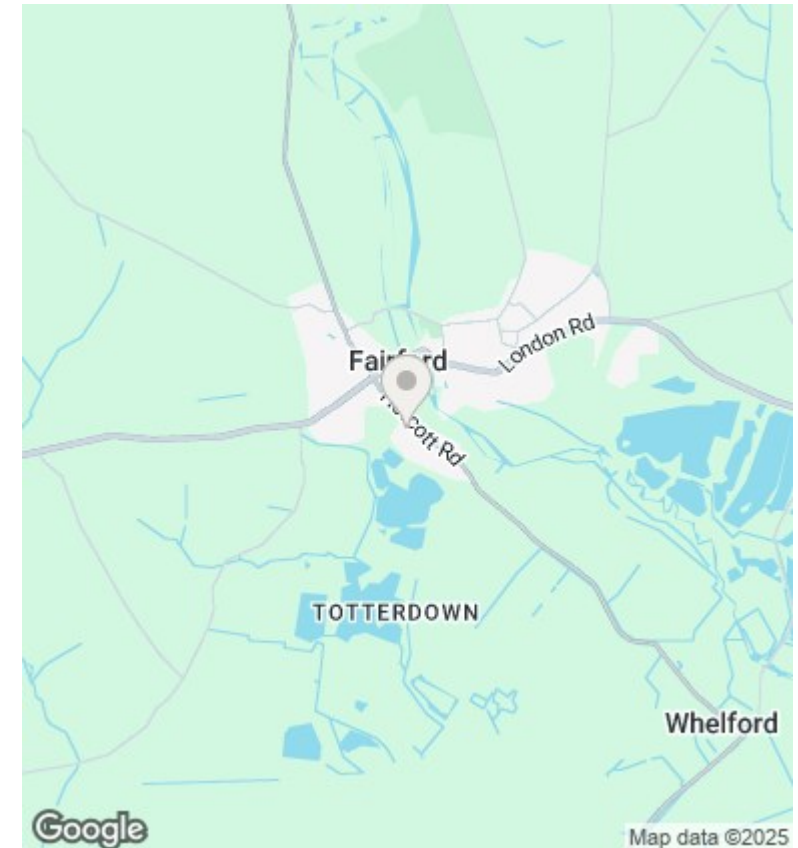
Fairford is a small market town in Gloucestershire. The town lies in the Cotswolds on the River Coln, about 6 miles (9.7 km) east of Cirencester, 4 miles (6.4 km) west of Lechlade and 9 miles (14 km) north of Swindon. Nearby are RAF Fairford and the Cotswold Water Park. The town's secondary school is 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  
550 sq.ft. (51.1 sq.m.) approx.



TOTAL FLOOR AREA: 550 sq.ft. (51.1 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan 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 right towards Cirencester. Turn left at the crossroads along Horcott Road. Turn right into Little Horcott, leading to Lakeside. Bear right at the junction and number 10 is the last property 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		75
(55-68) <b>D</b>	61	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		