



**Bettertons Close, Fairford GL7 4HY**

**welcome to**

**Bettertons Close, Fairford**

Located in the very popular market town of Fairford, Allen and Harris offer to the market this three bedroom semi- detached chalet style bungalow. The property has been extended and is deceptively spacious with versatile living accommodation.



### **Entrance Porch**

Double glazed door and two double glazed side aspect windows.

### **Entrance Hall**

Two large storage cupboards and alarm system.

### **Lounge**

15' 10" x 11' 11" ( 4.83m x 3.63m )

Stairs to the first floor, feature gas fireplace and archway to the dining room.

### **Dining Room**

7' 10" x 11' 2" ( 2.39m x 3.40m )

Double glazed rear aspect window, two velux windows, radiator and rear door to the garden.

### **Kitchen**

9' 4" x 10' 6" ( 2.84m x 3.20m )

Fitted kitchen comprising of a range of wall and base units with work surfaces over, single bowl sink and drainer, tiled splashback, space for intergrated dishwasher, electric oven, gas hob, cookerhood, space for a fridge/freezer, space and plumbing for a washing machine, tiled flooring and a double glazed rear aspect window.

### **Bedroom Two**

11' 10" x 11' 11" ( 3.61m x 3.63m )

Double glazed front aspect window, fitted wardrobes and a radiator.

### **Bedroom Three**

10' 6" x 8' 10" ( 3.20m x 2.69m )

Double glazed front aspect window and a radiator.

### **Shower Room**

5' 6" x 6' 2" ( 1.68m x 1.88m )

Fitted shower room comprising of a wash hand basin, W/C, shower, extractor fan, fully tiled, radiator and a double glazed side aspect window.

### **First Floor**

#### **Landing/ Study**

9' 11" x 10' ( 3.02m x 3.05m )

Double glazed velux to rear, eves storage and a radiator.

#### **Bedroom One**

10' 10" x 11' 2" max ( 3.30m x 3.40m max )

Fitted wardrobes and a radiator.

#### **Inner Hall**

Storage cupboard, solar battery and boiler (vendor advises boiler installed in 2021).

#### **Ensuite**

5' 10" x 10' ( 1.78m x 3.05m )

Fitted suite comprising of a mixer tap bath, wash hand basin, W/C, tiled flooring and part tiled walls, eves storage, a radiator and double glazed rear aspect velux window.

### **Outside**

#### **Front Garden**

Gravel driveway parking.

#### **Rear Garden**

gravel and patio area with raised flower beds.

#### **Garage**

up and over door, side access door and power and lighting.

#### **Solar Panels**

The property comes with Solar Panels which are owned by the property.



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## Bettertons Close, Fairford

- Extended Semi-Detached Chalet Bungalow
- Master with En-suite Upstairs also with further Study Area
- Refitted kitchen
- Lounge & Dining Room
- Two Ground Floor Double Bedrooms and Shower Room

Tenure: Freehold EPC Rating: C

**£365,000**



Please note the marker reflects the postcode not the actual property

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