

**Moor Lane, Fairford GL7 4AL** 



# welcome to

# **Moor Lane, Fairford**

Tucked away at the end of a lane sits this beautiful three bedroom chalet bungalow which has been well cared for and maintained giving it that move in feeling. It offers two reception rooms, kitchen/breakfast room, three double bedrooms, two bathrooms, off road parking, front and rear gardens.













#### **Entrance Hall**

Front aspect door, laminated flooring and storage cupboard.

## Lounge

16' x 12' 4" (4.88m x 3.76m)

Front aspect sliding doors to the front garden and three side aspect windows, wall mounted electric heater and stone built fire place with open fire.

## **Dining Room**

12' 10" x 11' 1" ( 3.91m x 3.38m )

Front aspect sliding doors to the front garden, laminated flooring, electric wall mounted heater and stairs to the first floor.

## Kitchen/Breakfast

26' 10" x 14' 4" ( 8.18m x 4.37m )

Fitted kitchen comprising of a range of eye and low level units, rolled edged worktops, one and half bowl sink and drainer, fitted eye level electric oven, induction hob with cooker hood, fitted washing machine, fitted dishwasher, fitted fridge/freezer, tiled splash backs, laminated flooring, rear and front aspect window.

#### **Bedroom One**

20' 1" x 12' 4" ( 6.12m x 3.76m )

Side aspect windows, electric wall mounted heater, large walk in wardrobe incorporated with-in the dressing area.

## **Bathroom**

Re-fitted bathroom suite comprising off corner bath, corner shower cubicle, low level WC, hand wash basin, storage cupboard, fully tiled walls, heated tiled rail, and rear aspect windows.

## **First Floor Landing**

Doors to all rooms, skylight and eaves storage access point.

#### **Bedroom Two**

12' 1" x 11' (3.68m x 3.35m) Side aspect window, wall mounted electric heater and eaves storage access.

#### **Bedroom Three**

11' x 11' 10" ( 3.35m x 3.61m ) Side aspect window, wall mounted electric heater and eaves storage access.

#### **Bathroom**

Fitted suite comprising comprising of panel enclosed bath with shower over, low level WC, hand wash basin, eaves storage point, part tiled walls, skylight and heated towel rail

#### Rear Garden

Enclosed by panel fencing, laid lawn, raised flower bedrooms, patio, two sheds, and side aspect path.

#### **Front Garden**

South facing garden which is enclosed by panel fencing and hedging, laid to lawn, patio area, mature flowers and trees, stream running through the the middle.

## **Off Road Parking**

Off road parking for several cars to the front.





## welcome to

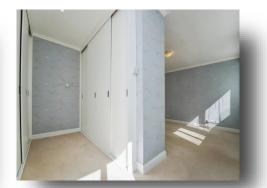
# **Moor Lane, Fairford**

- Detached Chalet Bungalow
- Three Double Bedrooms
- Two Reception Rooms
- Two Bathrooms
- Large Kitchen/breakfast Room

Tenure: Freehold EPC Rating: E

£525,000









Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/HWT105744



Property Ref: HWT105744 - 0003 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.





## 01793 762407



Highworth@allenandharris.co.uk



40A High Street, HIGHWORTH, Wiltshire, SN6 7AQ



allenandharris.co.uk