

John Of Gaunt Road, Kempsford Fairford GL7 4HL



welcome to

John Of Gaunt Road, Kempsford Fairford

Spacious 4-bed detached home in Kempsford, tucked away in a quiet cul-de-sac with stunning field views. Features a large living room with log burner, kitchen/diner, loft bedroom, en-suite, garden, garage & driveway. Ideal family home-view now!













Entrance Hall

Front aspect door and window, radiator, understairs cupboard, stairs to the first the first floor, polished tiled floor and doors to all rooms.

Cloakroom

Re-fitted suite comprising of low level wc, corner hand wash basin with vanity unit underneath, plumbing for washing machine, front aspect window and polished tiled floor.

Lounge

22' 10" x 8' 10" ($6.96m \times 2.69m$) Rear aspect window, side aspect patio doors to the garden, radiators and feature fireplace with log burner.

Kitchen/Diner

22' 10" x 8' 10" (6.96m x 2.69m) Re-fitted kitchen comprising of range of eye and low level units, fitted eye level oven and microwave, five ring gas hob and cooker hood, one and half bowl sink and drainer, plumbing for dishwasher, space for American style fridge/freezer, breakfast bar, radiator, tiled splashbacks, polished tiled floor, front aspect window, rear aspect patio doors to the garden and side aspect door leading to the driveway.

First Floor Landing

Side aspect window, airing cupboard and stairs to second floor.

Master Bedroom

12' 3" x 8' 9" (3.73m x 2.67m) Front aspect window, radiator, built in wardrobes and door to ensuite.

Ensuite

Re-fitted suite comprising of shower enclosure with shower over, low level wc, hand wash basin, part tiled walls, ceramic floor tiles, front aspect window.

Bedroom Two

10' 4" x 11' 11" (3.15m x 3.63m) Rear aspect window, radiator and built in wardrobes.

Bedroom Three

9' 9" x 7' 8" (2.97m x 2.34m) Rear aspect window, radiator and built in wardrobes.

Bathroom

Fitted suite offering a panel enclosed bath with shower over, low level wc, hand wash basin with vanity unit, part tiled walls, radiator and front aspect window.

Second Floor

Bedroom Four

16' 1" x 12' 2" (4.90m x 3.71m) Converted attic with front and rear skylights, radiator, eve storage entry point and built in wardrobes.

Rear Garden

Enclosed by close board fencing, patio area with step up to raised deck, laid to lawn, side access gate, views over looking open field.

Garage

Up and over door.

Driveway

Driveway parking to the front and side of the property for several cars.





welcome to

John Of Gaunt Road, Kempsford Fairford

- Spacious Family Home in Cul-de-sac Location
- Four Bedrooms
- Two Bathrooms
- 23ft Lounge
- 22ft Re-fitted Kitchen/diner •

Tenure: Freehold EPC Rating: Awaited Council Tax Band: D

Ground Floor **First Floor** Second Floor This floor plan is for illustrative purposes only. It is not drawn to scale. Any m for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are ap nteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstate









postcode not the actual property

The Property Ombudsman

Property Ref: HWT106109 - 0004 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.

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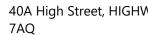
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