



1 Park Close, Fairford, Gloucestershire, GL7 4LF
Chain Free £395,000

Cain & Fuller

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Cain & Fuller

A unique opportunity to acquire a four bedroom semi detached family home located in an established and sought after position in the heart of Fairford within walking distance of all amenities and facilities that the town has to offering including Farmer's school ideal for the growing family with education for all ages. The house offers flexible living space presented in good condition ideal for the growing family. Externally the house boasts a large driveway with parking for five vehicles to front, access to the rear garden to side. The rear garden is an outstanding feature of the house offering secluded family space mainly laid to lawn with established patio, a path leads the length of the garden giving access to a good sized garden studio which with some refurbishment would provide an ideal home office or crafting work shop. We are able to bring Park Close to the market with NO-CHAIN and would urge early viewing through Cain & Fuller the vendors sole agent.

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Fairford

Fairford is a delightful Cotswold market town set on the banks of the River Coln amidst idyllic Cotswold countryside. The town enjoys an active community and offers an excellent range of day-to-day amenities. Education is provided at both primary and secondary levels, each boasting good Ofsted reports. There is a good selection of convenience shops, post office, public houses, modern medical centre, dentist, sports hall and playing fields. The nearby centres of Cirencester c.8 miles and Swindon c. 14 miles (railway station to London Paddington c.59 minutes) offer a greater range of facilities.

Description

The accommodation offers flexible and well presented living space with a large dual aspect lounge, well fitted kitchen/dining with excellent range of storage and ample space for large dining table in this dual aspect family room. To the rear hall way on the ground floor there is a downstairs cloakroom, utilities area and direct access to the rear garden. To the first floor there are four family sized bedrooms and a white family shower room, and a selection of built-in storage off a large landing. The accommodation is warmed throughout by a selection of thermostatic heaters complemented by Upvc double glazed windows.

Outside

To the front of the house there is an established gravel driveway with ample parking for five cars, side access to the rear garden, path to entrance door to house. An outstanding feature of the property is the rear garden benefiting from a high degree of seclusion and a sunny aspect ideal for the growing family. The garden is mainly laid to lawn with patio area and low maintenance gravelled section. The garden is mostly enclosed creating a safe outside space for small animals or young children. Pathway leads the length of the garden to the useful garden studio and timber storage shed.

The garden studio gives residents an ideal opportunity to create a large home office or work shop space as the studio measures 4.7m x 3.5m, there are double doors giving access and additional windows to the garden.

Viewing

Through Cain & Fuller in Cirencester

Council tax

Band B

Broadband and mobile

We recommend purchasers go to Ofcom for information on broadband speeds and mobile reception.

Tenure

Freehold

EPC

To follow

Agents Note

These particulars, including any plan, are a general guide only and do not form any part of any offer or contract. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their correctness by inspection or otherwise.

Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first.

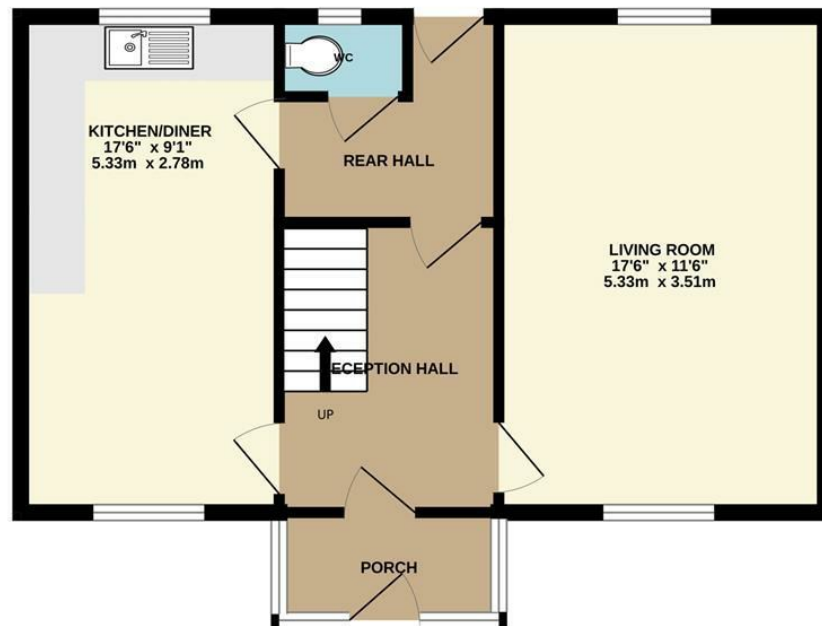
Please discuss with us any aspects which are particularly important to you before travelling to view this property.

Please note that in line with Money Laundering Regulations potential purchasers will be required to provide proof of identification documents no later than where a purchaser's offer is informally accepted by the seller.

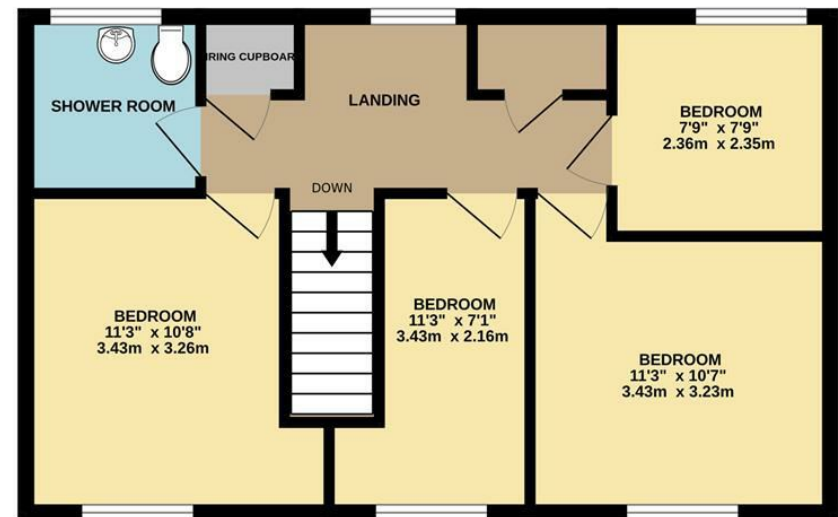




GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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