



The Old Bakery High Street, Kempston – GL7 4EU
Fairford

Guide Price **£350,000**
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The Old Bakery High Street

Kempsford Nr Fairford

A rare opportunity to purchase a converted bakery in the sought after village location of Kempsford nr Fairford in Gloucestershire.

The rather unique and characterful opportunity boasts a deceiving plot with period associated features with a farmhouse style kitchen and gas fired aga.

There is also a well proportioned living room that fronts onto the high street. There has also been a recently installed cloakroom that leads from the front lobby / utility.

The first floor offers two double bedrooms with a family bathroom.

Externally this property boasts a generous garden to the front with a side / courtyard garden.

There is separate garage with a room over that is access via an external timber staircase. We feel this could well be an ideal room for conversion and could be used as additional accommodation or potential income (subject to planning and building regulations).

This property is in need of updating and is available with no onward chain.

VIEWING RECOMMENDED.



The Old Bakery – High Street

Kempsford nr Fairford

- Red Brick Period Home in Sought After Position
- Converted Former Bakery
- Versatile Accommodation
- Two Double Bedrooms
- Kitchen Breakfast (with Aga) + Living Room
- Gardens to Two Elevations
- Driveway Garage + Parking
- Office (Possible Annexe over Garage)

Kempsford is a picturesque village in "The Cotswolds" Gloucestershire. This lovely village is ideally situated 2.5 miles (4 km) south of Fairford with its variety of amenities and bustling High Street. RAF Fairford is immediately North of the village and renowned for hosting and International Air Tattoo.

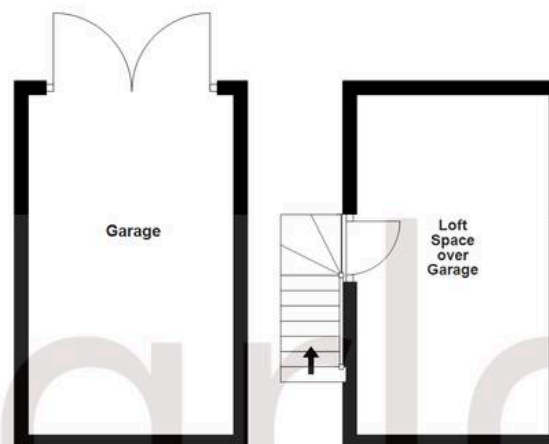
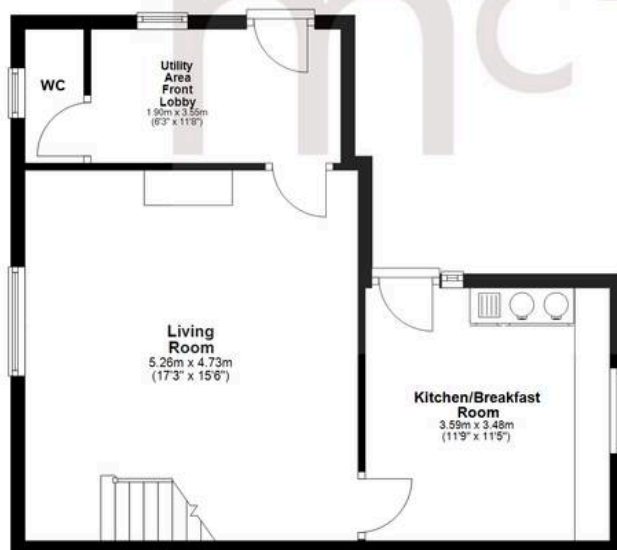
Council Tax band: D

Tenure: Freehold

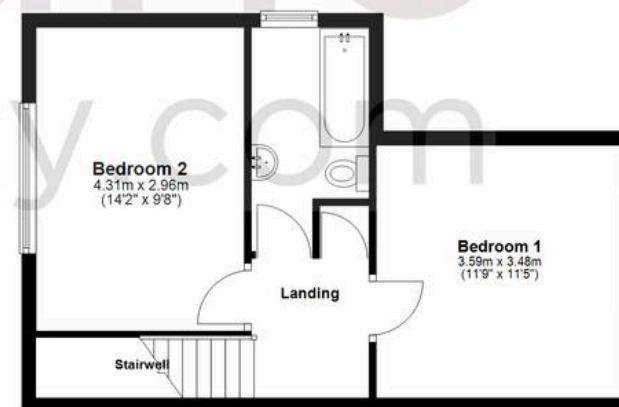
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Ground Floor
Approx. 46.7 sq. metres (502.3 sq. feet)



First Floor
Approx. 34.8 sq. metres (374.5 sq. feet)



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Total area: approx. 81.5 sq. metres (876.8 sq. feet)