

for sale

offers in excess of **£350,000**



Park Close Fairford GL7 4LF

NO ONWARD CHAIN! Situated in the desirable market town of FAIRFORD, this well-presented **THREE BEDROOM SEMI-DETACHED HOME**. **TWO RECEPTION ROOMS**. Larger than average **REAR GARDEN**. **GARAGE AND DRIVEWAY PARKING**



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Ground Floor Accommodation

Entrance Porch

Double glazed windows to the front and side aspect. Double glazed door to the side aspect. Access to the entrance hall.

Entrance Hall

Double glazed door to the entrance porch. Access to kitchen/diner and living room. Stairs rising to the first floor accommodation.

Lounge

17' 6" x 9' 6" (5.33m x 2.90m)

Double glazed window to the front aspect. Double glazed French doors to the garden room. Television point. Telephone point.

Kitchen

17' 6" x 9' 1" (5.33m x 2.77m)

Double glazed window to the front and rear aspect. Fully fitted kitchen with a range of base and wall mounted units comprising of cupboards and drawers. One and a half sink with drainer and mixer tap. Space for cooker and fridge freezer. Space and plumbing for dishwasher and washing machine. Integrated under counter fridge.

Cloakroom

Obscure double glazed window to the rear aspect. Two piece suite comprising of Low Level WC and wash hand basin.

Garden Room

6' 9" x 6' 2" (2.06m x 1.88m)

Double glazed sliding doors to the rear garden.



Inner Hall

Under stair storage cupboard. Door to the kitchen, utility room and cloakroom.

Rear Utility

6' 3" x 5' 11" (1.91m x 1.80m)
Double glazed door to the rear garden

First Floor Accommodation

First Floor Landing

Loft access. Airing cupboard. Airing cupboard.

Bedroom One

12' 8" x 9' 10" Excluding Door/recess (3.86m x 3.00m Excluding Door/recess)
Double glazed window to the front aspect.

Bedroom Two

12' 7" MAX narrowing to 9' 5" x 11' 7" (3.84m MAX narrowing to 2.87m x 3.53m)
Double glazed window to the front aspect.

Bedroom Three

9' 9" x 7' 5" (2.97m x 2.26m)
Double glazed window to the rear aspect.

Bathroom

Obscure double glazed window to the rear aspect. Three piece suite comprising of pedestal wash hand basin, panelled bath with shower over and Low Level WC. Partially tiled to water sensitive areas.

External Features

Garden

Fenced boundaries. Laid to lawn and patio. Access to the garage. Shed.

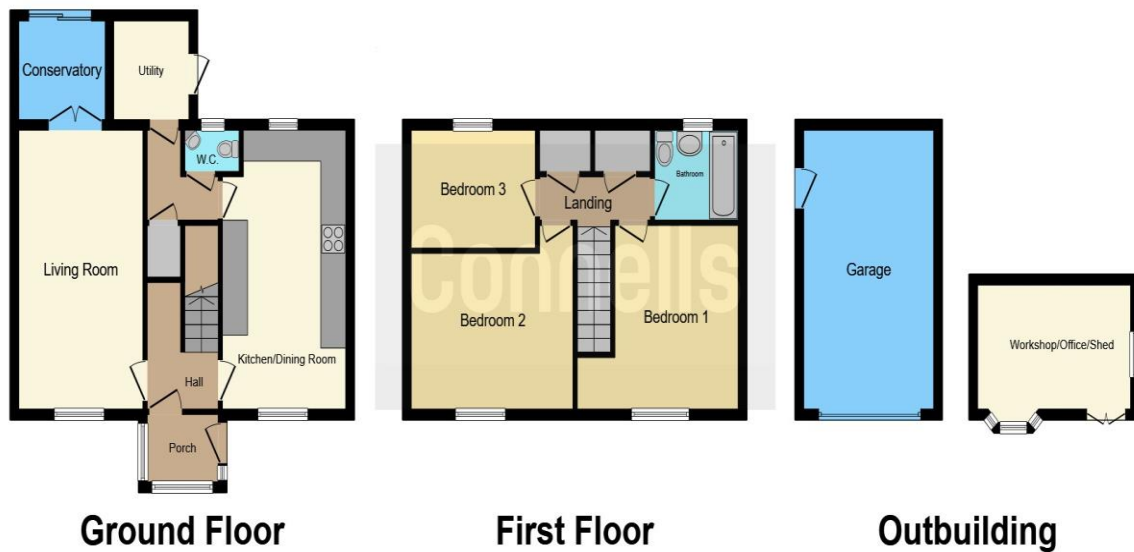
Parking

Driveway parking

Garage

18' 9" x 10' 2" (5.71m x 3.10m)
Double glazed window to the rear aspect. Door to the rear garden. Up and over door to the front aspect. Power and light.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, 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 misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref: SDN313918 - 0003

Tenure: Freehold EPC Rating: D

Council Tax Band: C

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