



4 Beauchamp Close, Fairford, Gloucestershire, GL7 4LP

Offers In The Region Of £330,000

- A three double bedroom corner terrace
- Kitchen/breakfast room
- Sitting room
- Southerly garden
- Dining room/conservatory
- Two parking spaces

4 Beauchamp Close, Fairford, Gloucestershire, GL7 4LP

A three double bedroom corner terrace situated in the popular St Mary's Drive area of the Cotswold market town of Fairford. The main accommodation offers an entrance hall, a 16' sitting room, dining room/conservatory, kitchen/breakfast room, three bedrooms and a bathroom. Outside are southerly gardens and two parking spaces.

Additional Information:

Council Tax Band- C

EPC Rating- D

Freehold



Council Tax Band: C



ENTRANCE PORCH

Entrance door with a stained glass Kingfisher panel and leaded lights. Window to front. Built in cupboard. Wooden flooring. Door to sitting room.

SITTING ROOM

15'11" x 11'10"

Window to front. Electric fire as fitted into a marble effect surround with wooden mantle. Understairs recess. Staircase to first floor. Television point. Telephone point. Radiator. Concertina doors to dining room/conservatory. Wooden flooring. Two ceiling fanlights.

CONSERVATORY/DINING ROOM

12'5" x 9'6"

Of uPVC construction on a reconstituted stone base. Doors to garden. Wooden flooring. Range of fitted cupboards.

KITCHEN/BREAKFAST ROOM

10'10" x 8'10"

Window to rear. Door to garden. Single drainer stainless steel sink unit with mixer tap inset into a rolled edge worksurface with cupboard below. Further range of refitted wall and base units. Tiled splashbacks. Concealed lighting. Five ring Neff gas hob with extractor above and a built in Neff double oven below. Washing machine. Integrated dishwasher. Integrated fridge. Radiator. Breakfast bar. Tiled effect flooring. Telephone point.

LANDING

Staircase from sitting room. Window to front. Doors to rooms. Roof access.

BEDROOM ONE

11'10" x 8'11"

Window to rear. Television point. Telephone point. Radiator.

BEDROOM TWO

11'8" x 8'4"

Window to side. Television point. Radiator.

BEDROOM THREE

11'10" x 8'10"

Window to rear. Television point. Radiator.

BATHROOM

Obscure glazed window to rear. Suite comprising of a panelled bath with mixer tap shower. Pedestal wash basin. Low level WC. Fully tiled walls to water sensitive areas. Built in airing cupboard housing a Worcester boiler for domestic hot water and central heating. Heated towel rail.

OUTSIDE

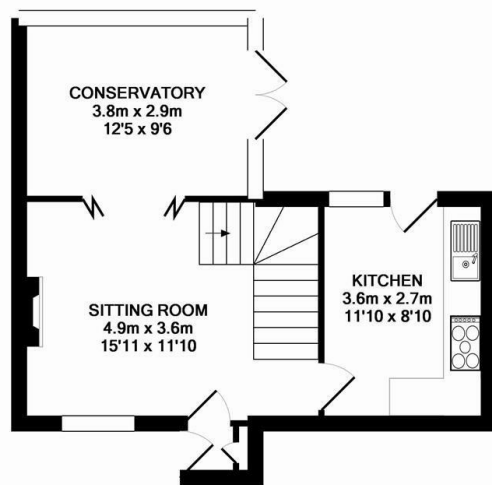
To the front of the property is a small forecourt. Pathway to entrance. The rear garden is southerly facing. There are two sections, one laid to patio with a timber shed and the other to lawn. Outside tap. Pedestrian gate to parking spaces.

ALLOCATED PARKING

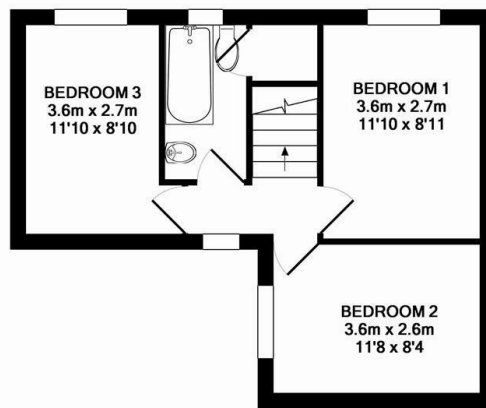
There are two allocated parking spaces.

FAIRFORD

Fairford is a small market town in Gloucestershire. The town lies in the Cotswolds on the River Coln, about 6 miles (9.7 km) east of Cirencester, 4 miles (6.4 km) west of Lechlade and 9 miles (14 km) north of Swindon. Nearby are RAF Fairford and the Cotswold Water Park. The town's secondary school is Farmor's School, an 11-18 co-educational Academy. The Church of England parish church of Saint Mary is renowned for its complete set of medieval stained glass, stone carvings and misericords. St. Mary's is of national historical and architectural importance because it houses the most complete set of mediaeval stained glass windows in the country. Fairford is surrounded by countryside and river walks and is served by a good range of shops, pubs and an Italian restaurant. There is also a library, post office, dentist, doctor's surgery, cottage hospital and a weekly market.



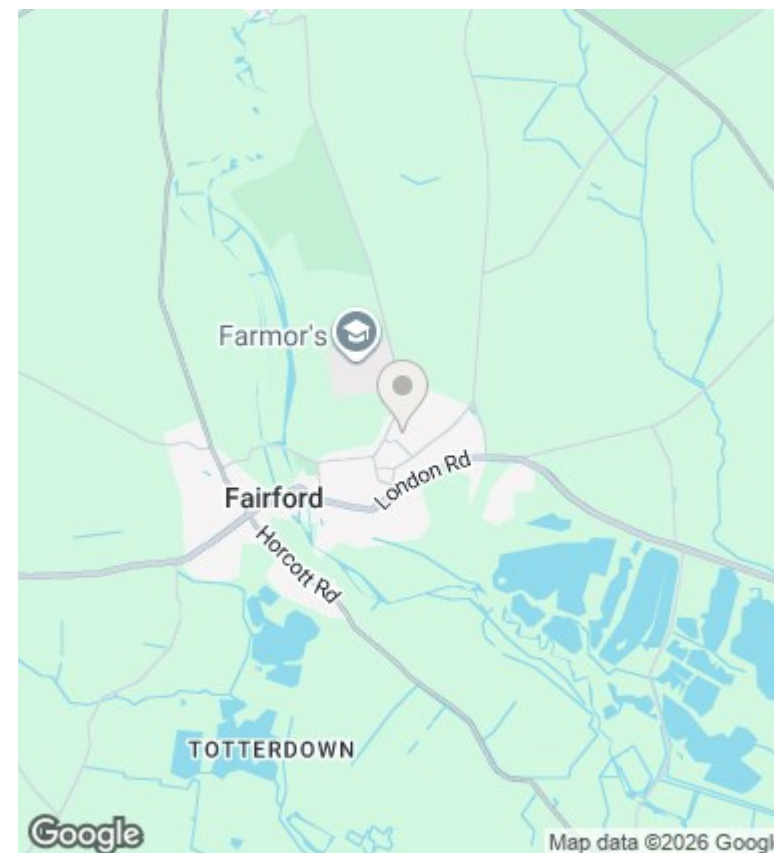
GROUND FLOOR
APPROX. FLOOR
AREA 39.2 SQ.M.
(421 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 36.2 SQ.M.
(390 SQ.FT.)

TOTAL APPROX. FLOOR AREA 75.3 SQ.M. (811 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Directions

From the Market Place proceed into the High Street, past the Church and right into Park Street. Turn left at the junction into Leaffield Road. Take the second right into St Mary's Drive and Beauchamp Close is second on the right.

Viewings

Viewings by arrangement only. Call 01285 712900 to make an appointment.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		