



3 The Quarry, Fairford, GL7 4JX

Guide price £200,000

NO ONWARD CHAIN! A purpose-built first-floor two-bedroom apartment, sitting in a cul-de-sac position in the ever-popular market town of Fairford. The property is well-placed to be close to all of Fairford's amenities and facilities and has the added benefit of having its own garden.

The accommodation briefly comprises of a communal hallway where there are stairs leading to the first floor. Its private door leads into the entrance hall where there is a door to the sitting room. The kitchen/breakfast room has a room for a small table. There are two bedrooms and the family bathroom.

Outside, the property has the benefit of a garden to the rear with a storage shed. **EARLY VIEWINGS RECOMMENDED TO AVOID DISAPPOINTMENT.**

FAIRFORD

Fairford is an attractive market town situated on the edge of the Cotswolds in the beautiful Coln Valley. It is located within the Cotswold Water Park, offering a wide range of water and land-based activities and nationally recognised as an important conservation and wildlife study area.

Another feature of Fairford is the range and extent of a web of Public Rights of Way both within the town and beyond with footpaths to Quenington and Lechlade.

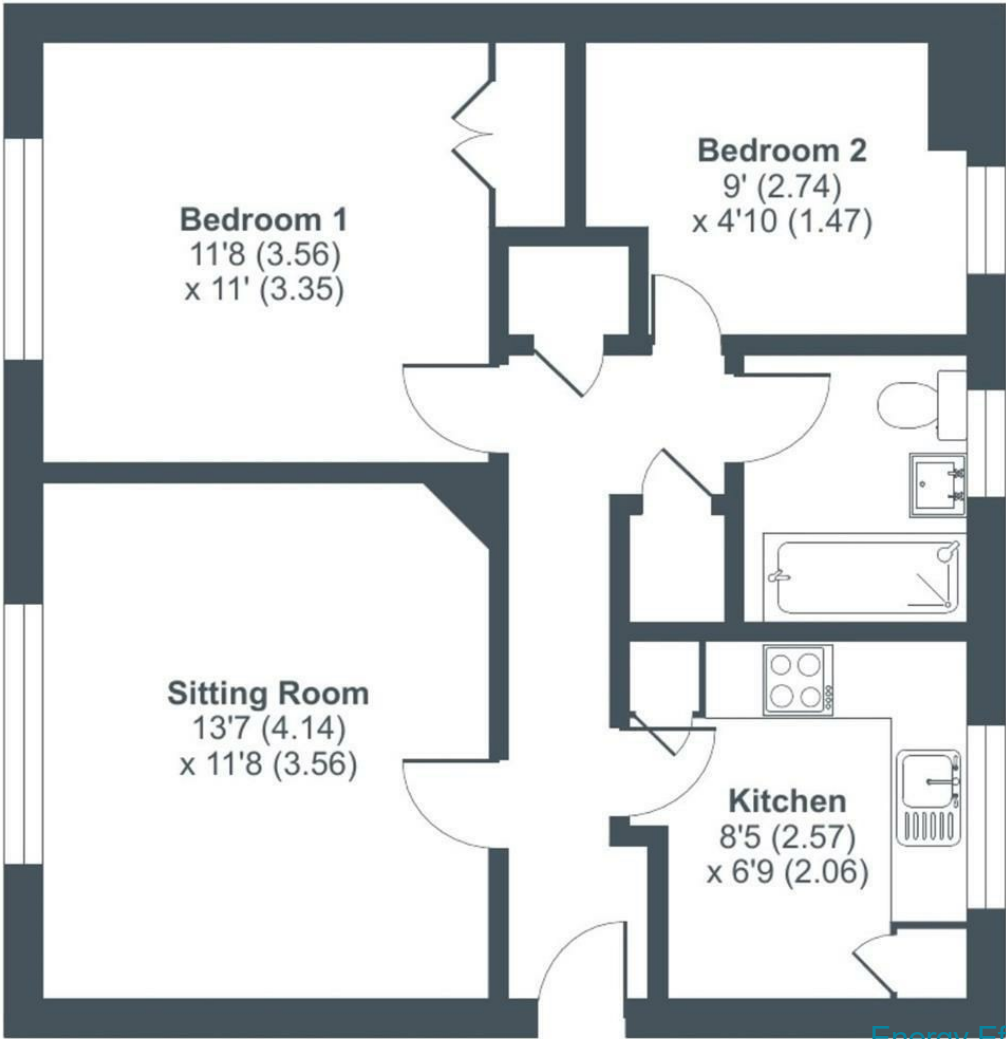
The town has an active local community and benefits from a range of shops in the centre of the town where there is ample free parking. There is also a regular market every Wednesday. St Mary's Church is beautiful dating back to 1497 and boasts that its stained-glass windows are 'the only complete set of late medieval glass in a parish church in the country'.

There is good state schooling available for children of all ages, from reception to completing A levels. There are also independent schools in surrounding areas and with Fairford Church of England School recently being awarded 'outstanding' by Ofsted.

KEY INFORMATION

91 YEARS LEFT ON THE LEASE, THE GROUND RENT IS £10 PER ANNUM, SERVICE CHARGE IS APPROXIMATELY £592.92 PER ANNUM. THE COUNCIL TAX IS A.

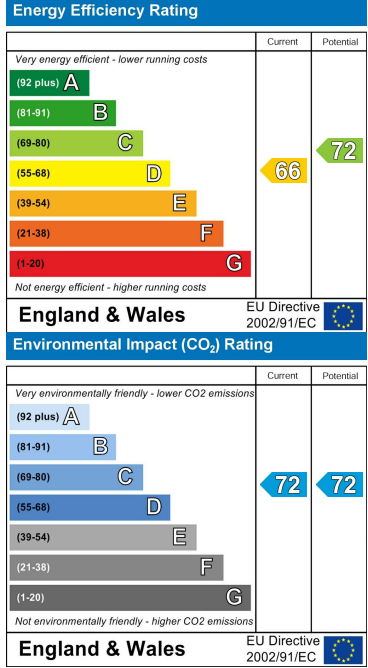
Floor Plan



Area Map



Energy Efficiency Graph



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