



## The Little House Faulkner's Close, Fairford, Gloucestershire, GL7

Or Nearest Offer £499,995

- Individually designed detached house on corner plot
- Ground floor bedroom with en suite shower room
- Garage and garden
- Sitting room and dining room
- Master bedroom with en suite shower room
- In need of some cosmetic attention
- Kitchen and utility
- Two further bedrooms and a bathroom

# The Little House Faulkner's Close, Fairford, Gloucestershire, GL7 4DE

An individually designed detached house situated on a corner plot in the popular Cotswold market town of Fairford. Comprising of an entrance hall, utility, sitting room, kitchen, dining room, ground floor bedroom with en suite shower room, master bedroom with en suite shower room, two further bedrooms and a bathroom. Outside are gardens and a garage.

Additional Information:

Council Tax Band- D

EPC Rating- C

Freehold



Council Tax Band: D



#### CANOPIED ENTRANCE

Outside light. Entrance door with obscure glazed leaded lights panel.

#### ENTRANCE HALL

Tiled flooring.

#### UTILITY

Rolled edge surface with space and plumbing for a washing machine below. Tiled flooring. Radiator. This room was originally a cloakroom and we are advised that the plumbing would just need reconnecting.

#### KITCHEN

15'0 x 13'8"

Windows to front and both sides. One and a half bowl sink unit with mixer tap above inset into a wooden worksurface with cupboard below. Further fitted units. Rangemaster cooker with extractor canopy above. Space for an American style fridge freezer. Integrated dishwasher. Breakfast bar. Radiator.

#### DINING ROOM

14'6" x 10'0"

French doors to garden. Underfloor heating.

#### SITTING ROOM

18'5" x 15'0"

Window to rear. French doors to the dining room. Two radiators. Coal effect gas fire as fitted with mantel. Television and telephone points.

#### BEDROOM FOUR

12'0 x 10'7"

Window to front. Radiator. Built in double wardrobe.

#### EN SUITE SHOWER ROOM

Obscure glazed window to rear. Suite comprising of a tiled shower cubicle, pedestal wash basin and low level WC. Tiled flooring. Radiator.

#### LANDING

Roof access. Radiator. Built in airing cupboard.

#### MASTER BEDROOM

14'2" x 13'8"

Windows to front and side. Radiator.

#### EN SUITE SHOWER ROOM

Obscure glazed window to side. Suite comprising of a shower cubicle, low level WC and pedestal wash basin. Tiled flooring. Ladder radiator.

#### BEDROOM TWO

18'8" x 10'8"

Velux window to front. Window to side. Fitted wardrobe. Radiator.

#### BEDROOM THREE

15'8" x 9'4"

Window to side. Velux window to front. Radiator.

#### BATHROOM

Velux window to rear. Suite comprising of a panelled bath with mixer tap shower, low level WC and pedestal wash basin. Tiled surrounds and flooring. Ladder radiator. Shaving light and point.

#### OUTSIDE

To the front is a gravelled driveway for two cars. A pathway leads to the garden which is enclosed by timber fencing. Laid mainly to lawn with a patio.

#### GARAGE

15'8" x 9'4"

Up and over door. Window to rear. Power and lighting. Outside tap.

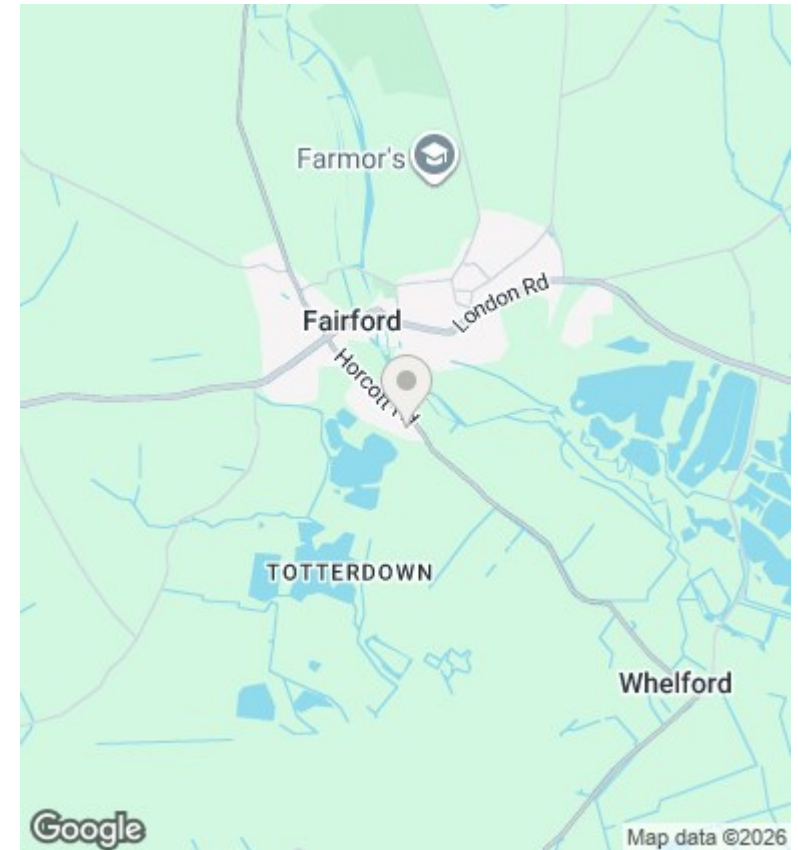
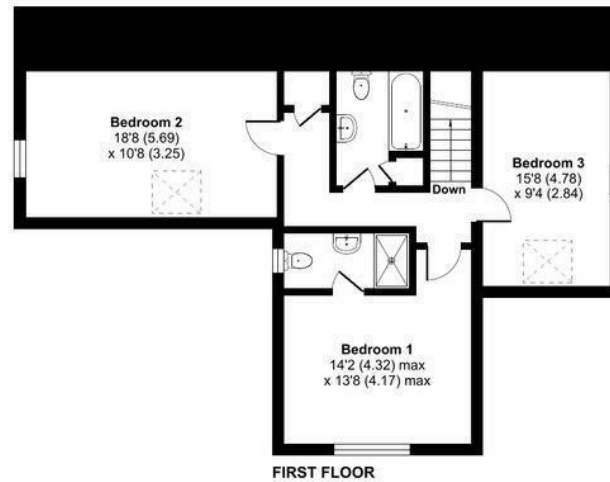
#### FAIRFORD

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.

## The Little House Faulkners Close, Fairford

Approximate Area = 1740 sq ft / 162 sq m (includes garage)

For identification only - Not to scale



### Directions

From the Market Place, proceed towards Cirencester. Turn left at the crossroads onto Horcott Road. Faulkner's Close is the last main turning on the right and the property will be found on the left corner.

### Viewings

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

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		<b>82</b>
(69-80)	<b>C</b>	<b>70</b>	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	