



## 8 Prince Charles Road, Fairford, Gloucestershire, GL7 4JY

Asking Price £270,000

- Two double bed semi detached
- Refitted kitchen/dining room
- Entrance porch and hall
- South Westerly Gardens
- Sitting room
- Allocated parking

# 8 Prince Charles Road, Fairford, Gloucestershire, GL7 4JY

A well presented two bedroom semi detached situated towards the eastern outskirts of the popular Cotswold market town of Fairford. The main accommodation offers an entrance porch, hall, sitting room, refitted kitchen/dining room, two double bedrooms and a bathroom. Outside are south westerly facing gardens and allocated parking.

Additional Information:

Council Tax Band- B

EPC Rating- C

Freehold



Council Tax Band: B



### ENTRANCE PORCH

Quarry tiled floor. Outside store. Entrance door with obscure glazed panel.

### ENTRANCE HALL

Tiled flooring. Woodstripped staircase to first floor. Radiator.

### SITTING ROOM

12'1" x 11'9"

Window to rear. Wood effect flooring. Radiator. Television lead.

### KITCHEN/DINING ROOM

18'7" x 9'4"

Window to front. French doors to garden. Wood effect flooring. Single drainer stainless steel sink unit with mixer tap inset into a rolled edge worksurface with cupboard below. Further good range of fitted wall and base units. Tiled splashbacks. Space and plumbing for automatic washing machine and a slimline dishwasher. Space for a Range style cooker. Radiator. Telephone point.

### LANDING

Window to front. Woodstripped floorboards. Radiator. Roof access. Built in cupboard housing a Worcester boiler for domestic hot water and central heating (fitted in February 2021).

### BEDROOM ONE

12'1" x 11'9"

Window to rear. Woodstained floorboards. Radiator.

### BEDROOM TWO

12'1" x 9'5"

Window to rear. Radiator. Woodstained floorboards.

### BATHROOM

Obscure glazed window to front. Suite comprising of a panelled bath with mixer tap shower, pedestal wash basin and low level WC. Tiled surrounds. Radiator.

### OUTSIDE

To the front, a gate and pathway lead to the entrance. Laid to lawn with cultivated border and a conifer hedge.

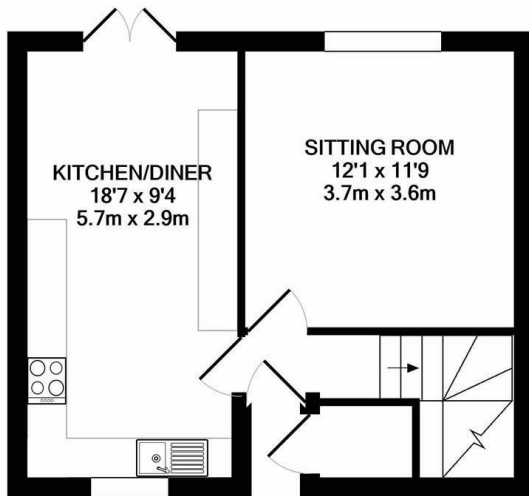
The rear garden is enclosed by timber fencing. Laid mainly to lawn with borders. Timber shed. Patio. Path and gateway leading to the parking area.

### ALLOCATED PARKING SPACE

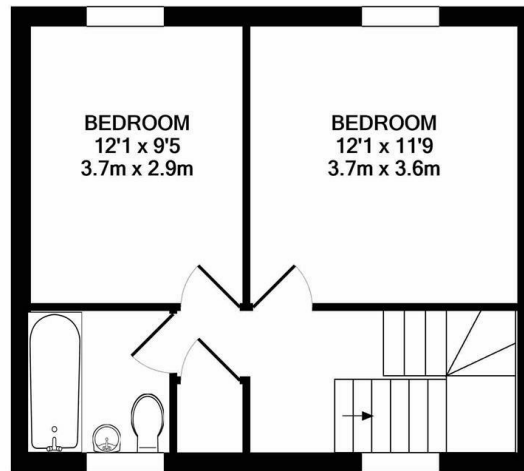
There is an allocated space to the rear although there is usually easy parking outside at the front.

### 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.



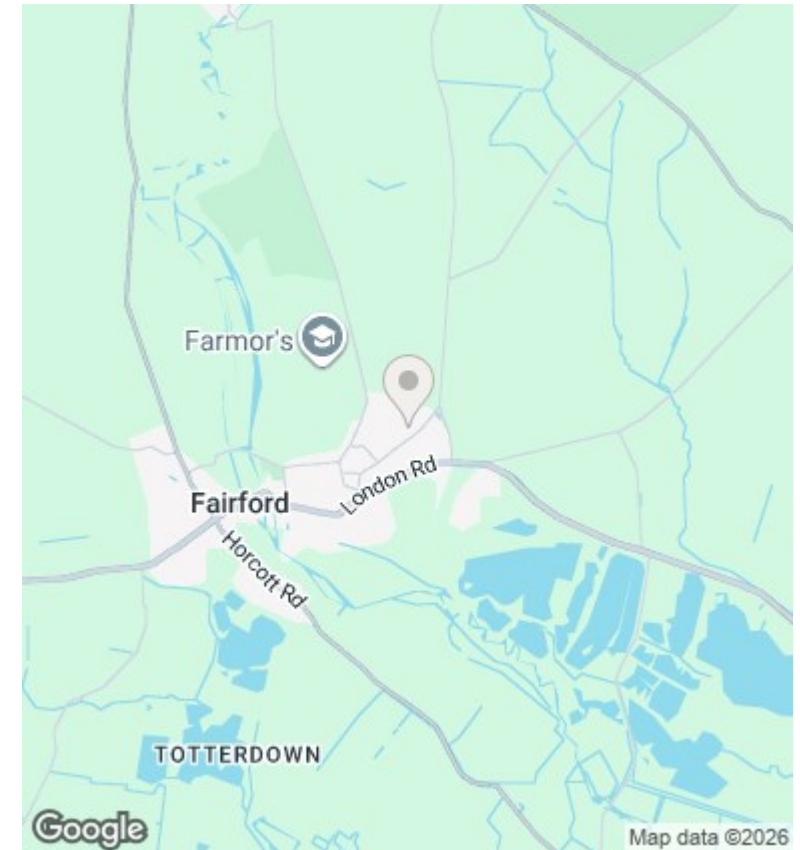
GROUND FLOOR  
APPROX. FLOOR  
AREA 382 SQ.FT.  
(35.5 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 392 SQ.FT.  
(36.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 775 SQ.FT. (72.0 SQ.M.)

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 then right along Park Street. Turn right then left into Mount Pleasant which leads to Hatherop Road. Take the second left into Prince Charles Road.

## 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) <b>A</b>			
(81-91) <b>B</b>			<b>84</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>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	