



**Trumpton Ridge, 32 Hatherop Road, Fairford, Gloucestershire, GL7
4LD**

Asking Price £410,000

Cain & Fuller

14 Dyer Street • Cirencester • Gloucestershire GL7 2PF

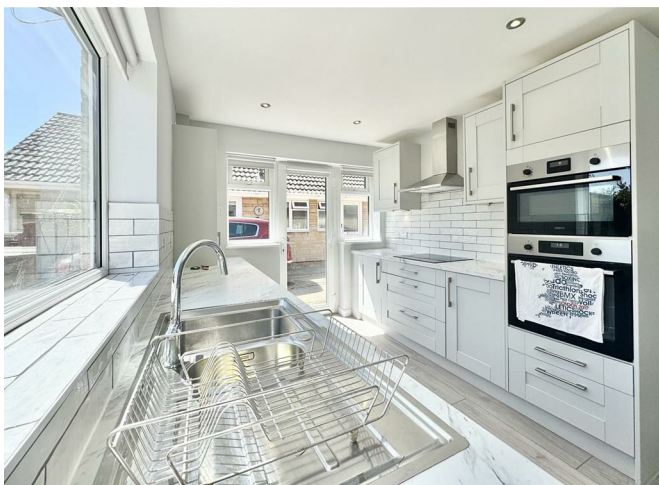
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Cain & Fuller

A great opportunity to acquire a detached modern three bedroom bungalow located in an established and sought after position in the heart of Fairford within walking distance of all amenities and facilities that the town has to offering including a great selection of leisure facilities, local doctors, range of shops and access to glorious Gloucestershire countryside. In recent years the property has undergone renovation and updating to now present a light and stylish living space finished to a high standard and offering flexible and appealing accommodation. To the front of the property a large lounge with feature chimney (not tested) and large picture window to front aspect. To the rear elevation there is a recently refitted Kitchen/Breakfast room with a superb range of modern contemporary units and range of built-in appliances, side door leading to driveway and rear garden. There are three well proportioned bedrooms and a modern white family bathroom with bath and fitted shower above. In the last few months the property has benefited from full recordation and re carpeting to now present an immaculate three bedroom home offering single storey light, stylish living space. Externally there are established a secluded gardens taking full advantage of the sunny aspect and offering a secure environment for small animals or young children. To the side of the bungalow there is a secluded driveway with detached single garage and parking for three cars. We urge early viewing of this detached bungalow available with NO-CHAIN through the vendors sole agent Cain and Fuller in Cirencester.

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Fairford

Fairford is a delightful Cotswold market town set on the banks of the River Coln amidst idyllic Cotswold countryside. The town enjoys an active community and offers an excellent range of day-to-day amenities. Education is provided at both primary and secondary levels, each boasting high Ofsted reports. There is a good selection of convenience shops, a post office, bus service, public houses, modern medical centre, dentist, sports hall, and playing fields. The nearby centres of Cirencester c.8 miles and Swindon c.14 miles (railway station to London Paddington c.59 minutes) additionally offer a large range of facilities.

Nearby Cirencester

Cirencester, famous as a large Roman settlement, became an important centre for the wool trade in medieval times. Today it is a thriving market town a 20 minute drive from Fairford. Shopping is highly regarded, with two main supermarkets (Waitrose and Tesco), many outlets of popular brands, and interesting specialist shops in the historic back streets. It has a hospital, university, parks, leisure centre, and open air swimming pool. A gate to the 2500 acre Cirencester Park, belonging to the Bathurst family and open during the day, is also a short walk off Cecily Hill. The parish church is one of the largest in the country and regularly hosts a variety of concerts. Within about half an hour's drive are the towns of Cheltenham and Gloucester. Bath, Oxford and Stratford are approximately one hour's drive with superb cultural and recreational facilities. Private and State schools of high repute, such as Beaudesert, Deer Park, Kingshill, Prior Park, Rendcomb, and Hatherop Castle are easily located. Kemble airfield has facilities for small aircraft and Aston Down is a gliding centre. Cirencester has had a golf course for over 100 years and others are at Minchinhampton, Burford and Naunton. Superb horse racing takes place at Cheltenham, as well as at meetings at Newbury and Bath. Sailing is available on the lakes between Cirencester and Swindon.

Outside

The front garden of the property is laid to lawn with pathway to the entrance door, and side gated access to the rear garden. To the side of the garden there is a driveway with parking for up to four cars in front of the single garage. The rear garden is an outstanding feature of the bungalow with totally south facing aspect, incorporating a large patio, greenhouse, and high degree of privacy. It is fully enclosed with additional garden space to the side, and provides a safe and secure environment for small animals or young children.

Viewing

Through Cain and Fuller in Cirencester

Mobile and Broadband

We recommend purchasers go to Ofcom for further details.

Council Tax

Band D

EPC

Band C

Tenure

Freehold

Single Garage and Driveway

There is a single garage located to the side of the bungalow with power and light, and up and over door to front. To the front the driveway gives parking for up to four cars.

Agents Note

These particulars, including any plan, are a general guide only and do not form any part of any offer or contract. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their correctness by inspection or otherwise.

Any plan is for layout guidance only and is not drawn to

scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first.

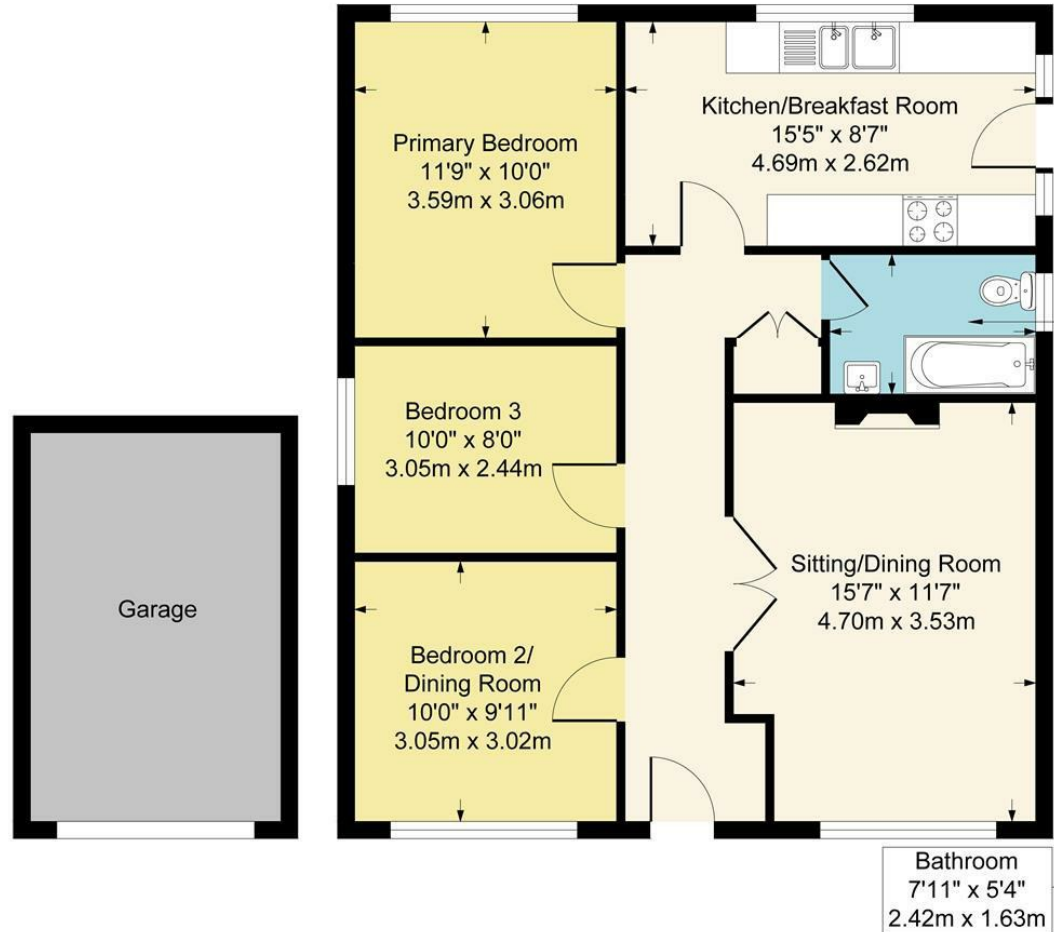
Please discuss with us any aspects which are particularly important to you before travelling to view this property.

Please note that in line with Money Laundering Regulations potential purchasers will be required to provide proof of identification documents no later than where a purchaser's offer is informally accepted by the seller.





Approximate Gross Internal Area
753 sq ft - 70 sq m



Although every attempt has been made to ensure accuracy, all measurements are approximate.
This floorplan is for illustrative purposes only and not to scale.
Measured in accordance with RICS Standards.