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# 47 Aldsworth Close, Fairford, Gloucestershire, GL7 4LB

## Asking Price £380,000

- Well presented three bed detached bungalow
- Conservatory/dining room
- Sitting room
- Garage and parking
- Kitchen
- Gardens

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# 47 Aldsworth Close, Fairford, Gloucestershire, GL7 4LB

A well presented three bedroom detached bungalow situated towards the eastern outskirts of the popular Cotswold market town of Fairford. The accommodation offers an entrance hall, sitting room, conservatory/dining room, kitchen, three bedrooms and a bathroom. Outside are gardens and a garage.

Additional Information:
Council Tax Band- D
EPC Rating- D
Freehold

3 1 1 D

Council Tax Band: D

## ENTRANCE HALL
Entrance door with obscure glazed fanlight and sidescreen. Wood effect flooring. Radiator. Roof access. Built in cupboard housing the boiler for domestic hot water and central heating.

## SITTING ROOM
15'7" x 11'10"
Patio doors to the front. Wood effect flooring. Coal effect gas fire as fitted into a tiled surround with mantel. Television point. Radiator.

## KITCHEN
15'8" x 8'10"
Window to side. Single drainer stainless steel sink unit with mixer tap inset into a rolled edge worksurface with cupboard below. Further wall and base units. Tiled splashbacks and flooring. Space for a Range style gas cooker with extractor above. Space and plumbing for both a dish washer and washing machine. Space for an American style fridge freezer. Radiator. Glazed double doors to the conservatory.

## CONSERVATORY/DINING ROOM
12'3" x 7'7"
Of uPVC construction. Double doors to the garden.

## BEDROOM ONE
11'10" x 9'10"
Window to rear. Radiator.

## BEDROOM TWO
9'10" x 9'9"
Window to front. Radiator. Wood effect flooring.

## BEDROOM THREE
9'10" x 7'11"
Window to side. Radiator. Wood effect flooring.

## BATHROOM
7'5" x 5'1"
Obscure glazed window to side. Suite comprising of a panelled bath with mixer tap shower and cradle, vanity unit and low level WC. Tiled surrounds and flooring. Radiator.

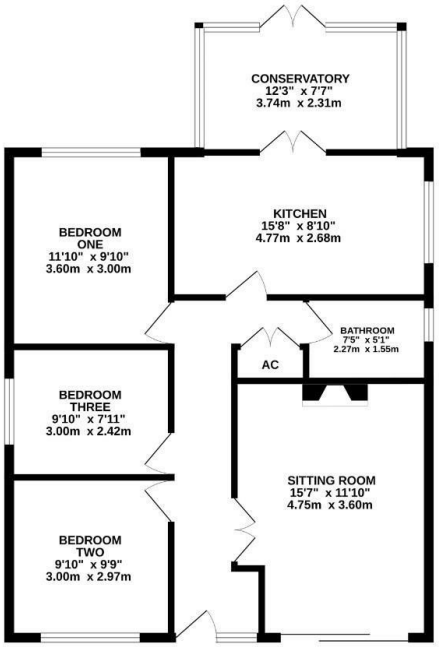
## OUTSIDE
The rear garden is enclosed by timber fencing and is easterly facing. Laid to patio and a decking area. A stepping stone pathway with gravelled borders leads to the garage. Timber shed. Outside tap. Pedestrian gate to the front. There is both a pedestrian and vehicular double gates from the driveway.

To the side is a patio and decked seating area. The front garden is laid to lawn with a hedgerow border. A pedestrian gate and pathway lead to the entrance.

## GARAGE AND PARKING
There are two driveway parking spaces. Up and over door. Personal door to the side.

## 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, optician, cottage hospital and a weekly market.

GROUND FLOOR
839 sq.ft. (77.9 sq.m.) approx.




TOTAL FLOOR AREA : 839 sq.ft. (77.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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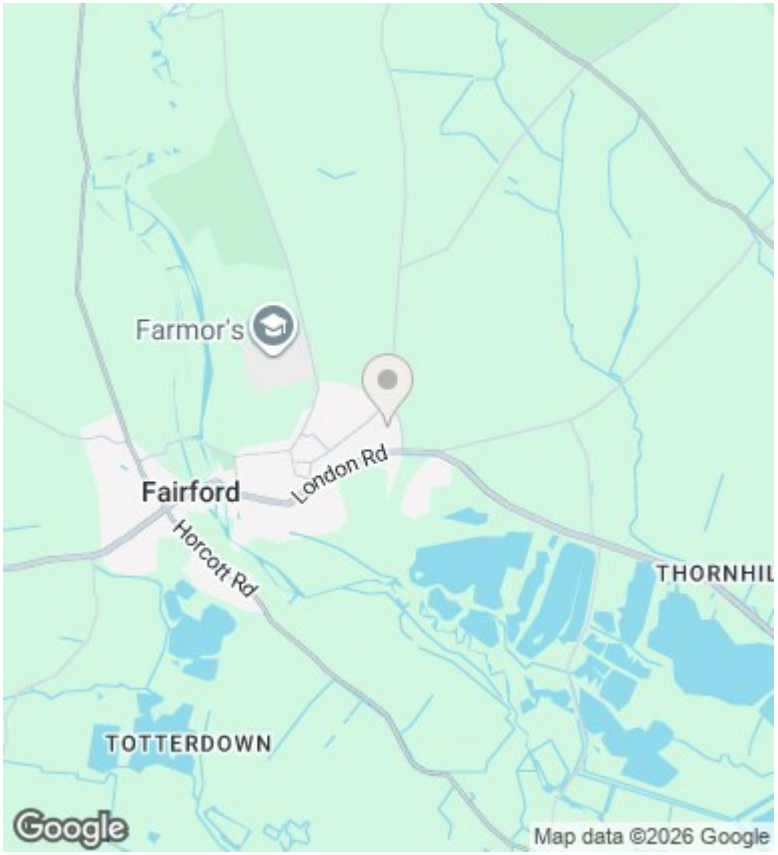
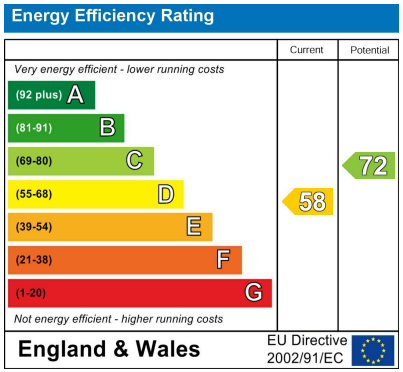



## Directions

From the Market Place, proceed into the High Street and past the Church. Turn right along Park Street and right at the junction,. Turn left onto Mount Pleasant which leads to Hatherop Road. Take the last turning right into Aldsworth Close, bear left then right. The parking at the rear is on the right.

## Viewings

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

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