



## 1 Bettertons Close, Fairford, Gloucestershire, GL7 4HY

Asking Price £380,000

- A two bed detached bungalow
- Good sized gardens
- Garage and two driveways
- Sitting room
- Conservatory/dining room
- Kitchen
- Bathroom
- No onward chain

# 1 Bettertons Close, Fairford, Gloucestershire, GL7 4HY

A two bedroom detached bungalow situated in a popular cul de sac location in the Cotswold market town of Fairford. The main accommodation offers an entrance porch, hall, sitting room, conservatory/dining room, kitchen, two bedrooms and a bathroom. Outside are good sized gardens, a garage, two driveways and space for a caravan or similar. Available with no onward chain.

Additional Information:

Council Tax Band- C

EPC Rating- TBC

Freehold



Council Tax Band: C



### ENTRANCE PORCH

Entrance door with obscure glazed leaded lights panel. Windows to sides. Obscure glazed door to hallway.

### ENTRANCE HALL

Radiator. Built in cupboard. Built in airing cupboard. Roof access.

### SITTING ROOM

15'11" x 11'10"

Obscure glazed door and picture window to rear. Coal effect gas fire with back boiler for domestic hot water and central heating. Radiator.

### CONSERVATORY/DINING ROOM

18'0 x 6'10"

Of uPVC construction. Door to garden. Tiled flooring.

### KITCHEN

10'7" x 8'9"

Window to front. Obscure glazed door to car port. Single drainer sink unit with mixer tap above inset into a rolled edge worksurface with cupboard below. Further wall and base units. Tiled splashbacks. Breakfast bar. Radiator. Gas cooker point. Space and plumbing for automatic washing machine.

### BEDROOM ONE

11'10" x 11'10"

Window to rear. Radiator.

### BEDROOM TWO

10'7" x 8'11"

Window to front. Radiator.

### BATHROOM

6'4" x 5'6"

Obscure glazed window to front. Suite comprising of a panelled bath with New Team shower above, pedestal wash basin and low level WC. Tiled walls.

### OUTSIDE

To the front, there are two tarmac driveways. One side has double gates and leads to a secure area for perhaps a caravan. The other driveway leads to the car port. Laid to lawn with cultivated borders and a rockery.

The rear garden is north westerly facing and is likely to be one of the bigger gardens in the close. Enclosed by hedgerow and laid to lawn. Cultivated borders. Fish pond.

### OUTSIDE WC

### CAR PORT

### GARAGE

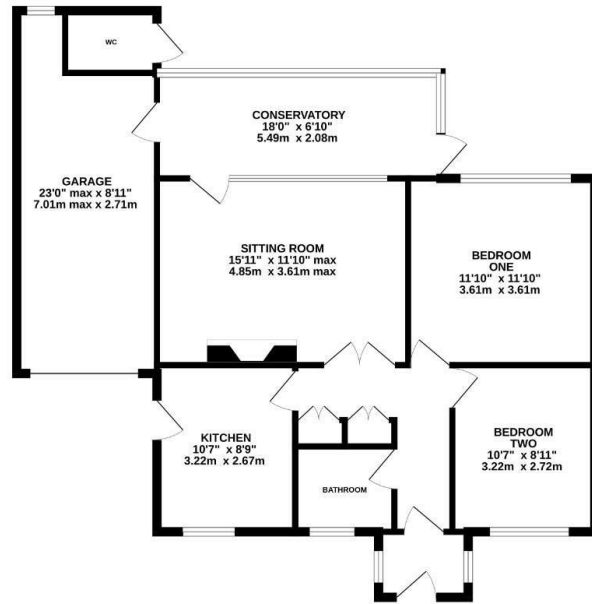
23'0" maximum x 8'11"

With up and over door. Power and lighting. Stable doors to the conservatory.

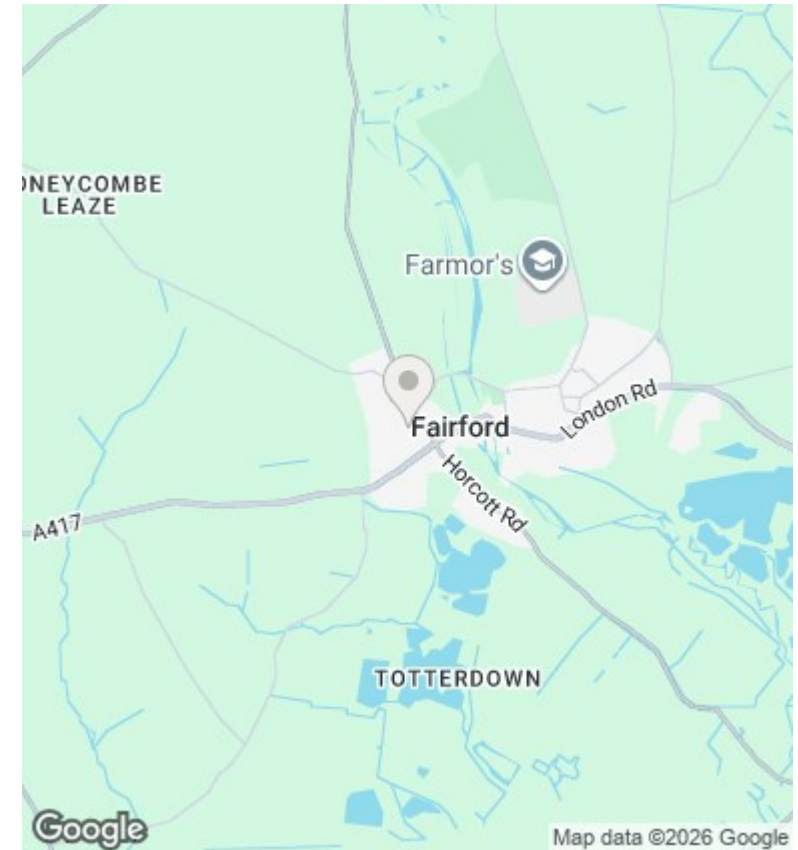
### FAIRFORD

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  
963 sq.ft. (89.5 sq.m.) approx.



TOTAL FLOOR AREA: 963 sq ft. (89.5 sq m.) approx.  
While every effort has been made to ensure the accuracy of the floorplan, contained here, measurements of floors, walls, stairs and any other parts are approximate and no responsibility is taken for any error, omission or misstatement. This plan 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 operation or efficiency can be given.  
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## Directions

From the Market Place, proceed towards Cirencester. At the crossroads, turn right along Coronation Street. Take the second left onto Bettertons Close and the property is the first on the right.

## 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>		
(69-80) <b>C</b>		71
(55-68) <b>D</b>		
(39-54) <b>E</b>	53	
(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	