



2 Lakeside, Fairford, Gloucestershire, GL7 4DN

Offers Over £400,000

- Three/four bed detached bungalow
- Family room/bed 4
- Bathroom with separate shower
- Sitting/dining room
- Ground floor bedroom, cloakroom
- Low maintenance garden
- Kitchen/breakfast room
- Two first floor bedrooms
- Driveway parking

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An extended and remodelled detached bungalow situated in the popular Cotswold market town of Fairford. The main accommodation offers an entrance hall, cloakroom, sitting/dining room, family room/bed 4, kitchen/breakfast room, ground floor bedroom, two first floor bedrooms and a bathroom with separate shower. Outside are gardens and parking.

EPC Rating- D
Council Tax Band- B
Heating Type – Gas Central Heating
Freehold



Council Tax Band: B



ENTRANCE HALL

Entrance door with obscure glazed leaded light and matching sidescreen. Wooden flooring. Radiator. Staircase to first floor. Understairs cupboard. Built in coats cupboard. Built in utility cupboard with space for washing machine and tumble dryer.

SITTING/DINING ROOM

26'0" x 12'1"

Windows to front and rear. Two radiators. Feature fireplace with pebble effect fire.

BEDROOM FOUR/FAMILY ROOM

18'9" x 8'10"

Windows to front and rear. Two radiators.

KITCHEN/BREAKFAST ROOM

19'9" x 8'4"

Window to rear. Patio doors to garden. One and a half bowl single drainer stainless steel sink unit with mixer tap inset into a rolled edge worksurface with cupboard below. Further range of refitted wall and base units. Beko Range style gas cooker. Space and plumbing for a dishwasher. Wood effect flooring. Radiator.

CLOAKROOM

Suite comprising of a low level WC and pedestal wash basin. Tiled splashbacks.

BEDROOM THREE/DINING ROOM

11'8" x 10'6"

Window to front. Wood effect flooring. Radiator. Built in double wardrobe.

LANDING

Doors to rooms.

BEDROOM ONE

13'0" x 12'1"

Window to side. Radiator. Built in double wardrobe.

BEDROOM TWO

13'0" x 10'6"

Window to side. Radiator. Built in double wardrobe. Eaves cupboard for storage and also housing a Worcester boiler for domestic hot water and central heating.

BATHROOM

9'10" x 9'9"

Obscure glazed window to rear. A refitted suite comprising of a panelled bath with mixer tap shower, separate shower cubicle, low level WC and pedestal wash basin. Fully tiled walls and flooring. Walk in eaves cupboard.

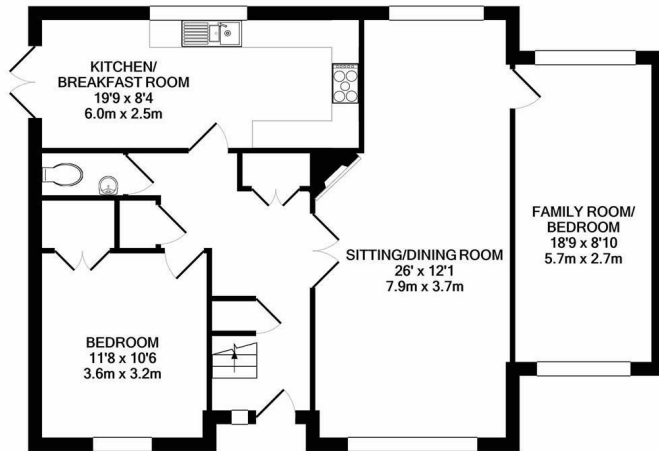
OUTSIDE

The front is laid to gravel providing off road parking. A paved pathway leads to the entrance.

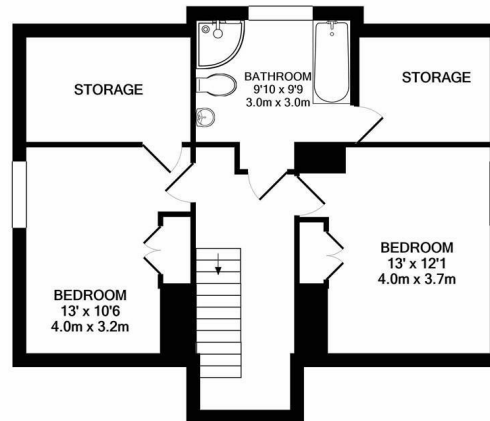
The rear garden is enclosed by a reconstituted stone wall with fencing above. Laid to artificial lawn. Patio. Pedestrian gate to the front. There is an additional gated area to the rear with paved pathway and artificial lawn. Two sheds.

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.



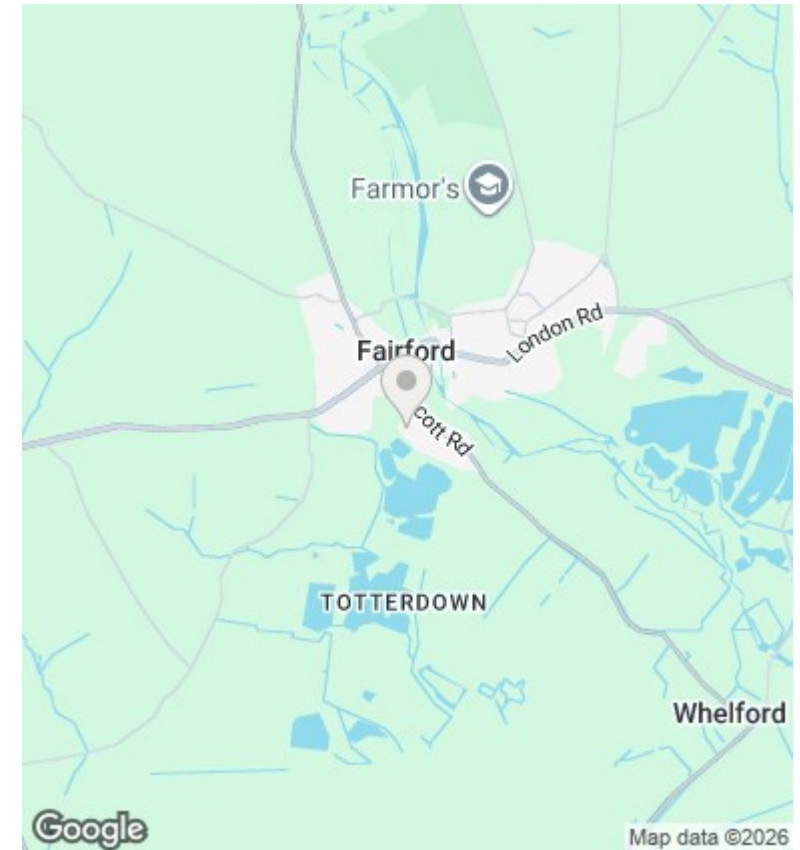
GROUND FLOOR
APPROX. FLOOR
AREA 903 SQ.FT.
(83.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 581 SQ.FT.
(54.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1484 SQ.FT. (137.8 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 towards Cirencester. Turn left at the crossroads onto Horcott Road. Take the first main turning right and then bear 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)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	