



## 6 Churchill Place, Fairford, Gloucestershire, GL7 4JT

Asking Price £399,995

- Extended three bed semi detached
- Kitchen and cloakroom
- No onward chain
- Southerly facing corner plot
- Garage and parking
- Sitting room and dining room
- Hobbies room above the garage

# 6 Churchill Place, Fairford, Gloucestershire, GL7 4JT

An extended three bedroom semi detached situated on a southerly facing corner plot in a popular location of the Cotswold market town of Fairford. The main accommodation offers an entrance hall, sitting room, kitchen, side hall, cloakroom, dining room, three bedrooms and a bathroom. Outside are gardens and a garage with a hobbies room above.

Additional Information:

Council Tax Band- C

EPC Rating- TBC

Freehold



Council Tax Band: C



#### ENTRANCE HALL

Obscure glazed entrance door and sidescreen. Staircase to first floor. Radiator. Understairs cupboard.

#### SITTING ROOM

19'5" x 12'2"

Patio doors and window to rear. Coal effect gas fire as fitted with a back boiler for domestic hot water and central heating set into a feature fireplace with shelving and recesses to both sides. Radiator.

#### KITCHEN

10'10" x 9'4"

Window to front. 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 and plumbing for automatic washing machine. Two radiators.

#### SIDE HALL

Half obscure glazed door from the front.

#### CLOAKROOM

7'2" x 2'11"

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

#### DINING ROOM

15'6" x 11'8"

Windows to side and front. Radiator.

#### LANDING

#### BEDROOM ONE

12'6" x 10'2"

Window to rear. Radiator. Built in airing cupboard.

#### BEDROOM TWO

12'6" x 9'0"

Window to rear. Radiator. Roof access.

#### BEDROOM THREE

10'6" x 6'2"

Window to front. Radiator.

#### BATHROOM

9'5" x 5'6"

Obscure glazed window to front. Suite comprising of a shower cubicle, panelled bath, low level WC and pedestal wash basin. Tiled walls. Radiator.

#### OUTSIDE

The property is set on a corner plot. To the front is hedgerow with a pathway leading to the entrance and onto the side. Laid to lawn.

The rear and side is southerly facing. Laid to lawn with a gate leading to the patio. We understand that the hedge could be removed to the outer boundary to enclose a further lawned area and timber shed.

#### GARAGE AND PARKING

19'0" x 10'6"

The garage has a powered door. Window and personal door to the garden. An additional door leads to the side hall. A drop down ladder leads to a landing and hobbies room.

#### HOBBIES ROOM AND LANDING

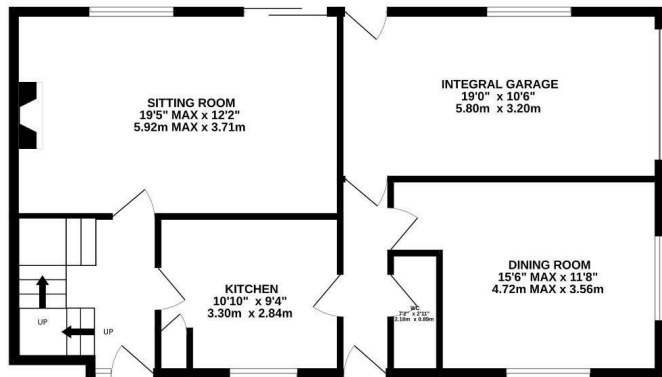
19'0" x 11'1" floor

Two velux windows to the rear. Radiator. Eaves cupboards. This has evidently been used as a bedroom but the current access arrangements would suggest a better current use would be as a hobbies room.

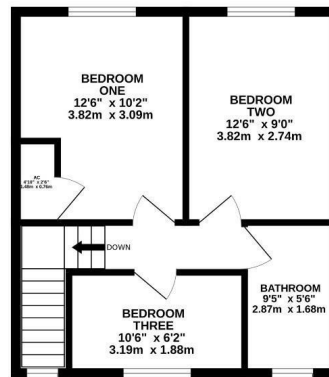
#### FAIRFORD

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.

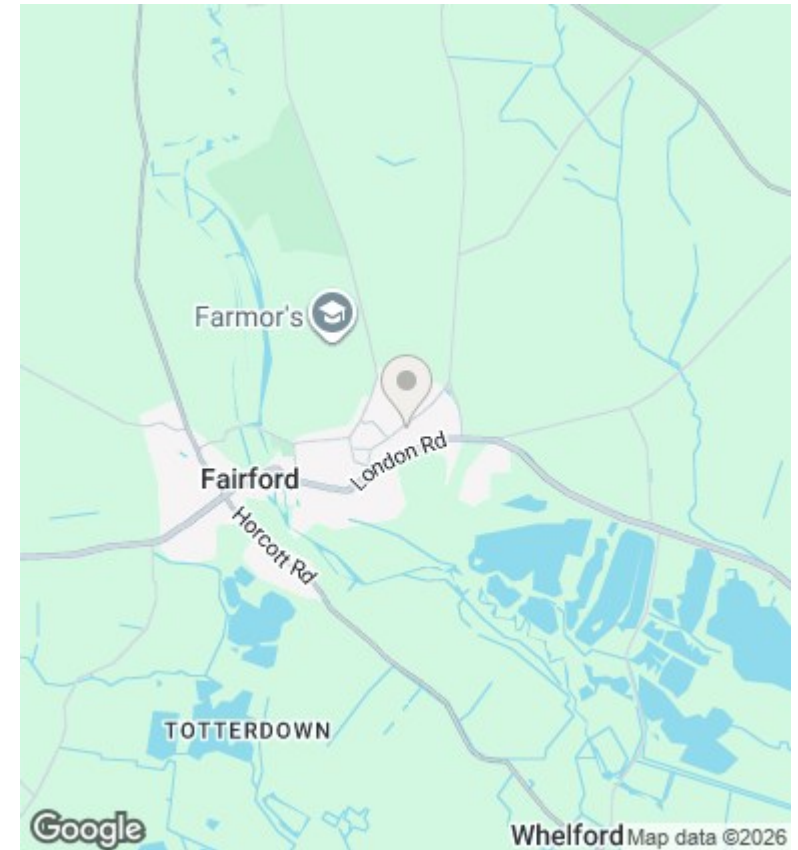
GROUND FLOOR  
817 sq.ft. (75.9 sq.m.) approx.



1ST FLOOR  
410 sq.ft. (38.1 sq.m.) approx.



TOTAL FLOOR AREA: 1227 sq.ft. (114.0 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 past the Church and right along Park Street. At the junction, turn right then left onto Mount Pleasant. This leads to Hatherop Road. The property is on the far side of the junction and right turn for Churchill Place.

## 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>		
(69-80) <b>C</b>		72
(55-68) <b>D</b>		
(39-54) <b>E</b>	48	
(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	