



**36 Trubshaw Way, Fairford – GL7 4GN**

Fairford

In Excess of £475,000

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# 36 Trubshaw Way

Fairford - Gloucestershire

A stunning THREE Bedroom detached family home built approximately 8 years ago by Bovis Homes Ltd. The development known as Known as Keble Fields has been well received and allows ease of access to the towns amenities and riverside / countryside walks.

Trubshaw Way is located towards the rear of this sought after development and benefits from its position to the open green area directly to the front. The accommodation has been well maintained and boasts light neutral decor with a bright and airy feel throughout.

The accommodation presents well with a brief summary comprising of: Entrance Hallway, Living Room (Dual Aspect + Box bay Window), Kitchen / Dining Room, Cloakroom / Utility. There is a Galleried Styled Stairwell with a Dual Aspect Landing. The First Floor Offers THREE Bedrooms with Two Bathrooms (Master Bedroom with En-Suite and Further Family Bathroom).

Externally there is a Generous Walled Rear Garden this boasts a patio area and manicured lawn area. There is also a Garage that adjoins the gardens. There is also a pedestrian door that gives access from the garden. Driveway Parking with Off Road Parking adjacent to the adjoining Garage.



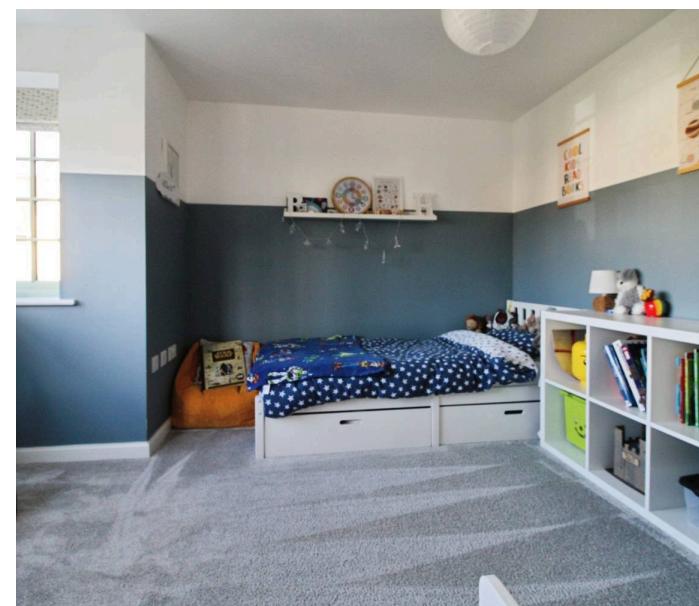
# 36 Trubshaw Way

Fairford - The Cotswolds

Fairford is a delightful market town with a thriving community with ease of access to larger neighbouring towns like Cirencester and Swindon. Situated on the side of the river Coln Fairford is a sought after tourist destination with St Mary's Church and the much photographed Mill Bridge. Fairford also hosts the world renowned royal international air tattoo yearly.

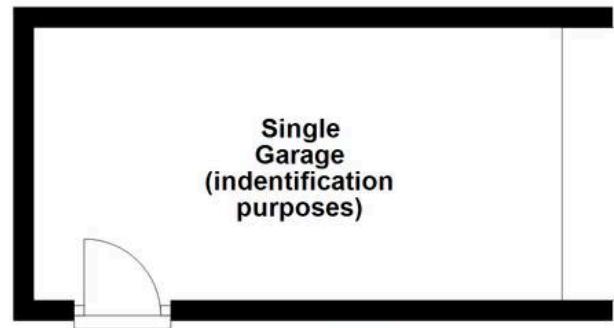
Council Tax band: D

Tenure: Freehold



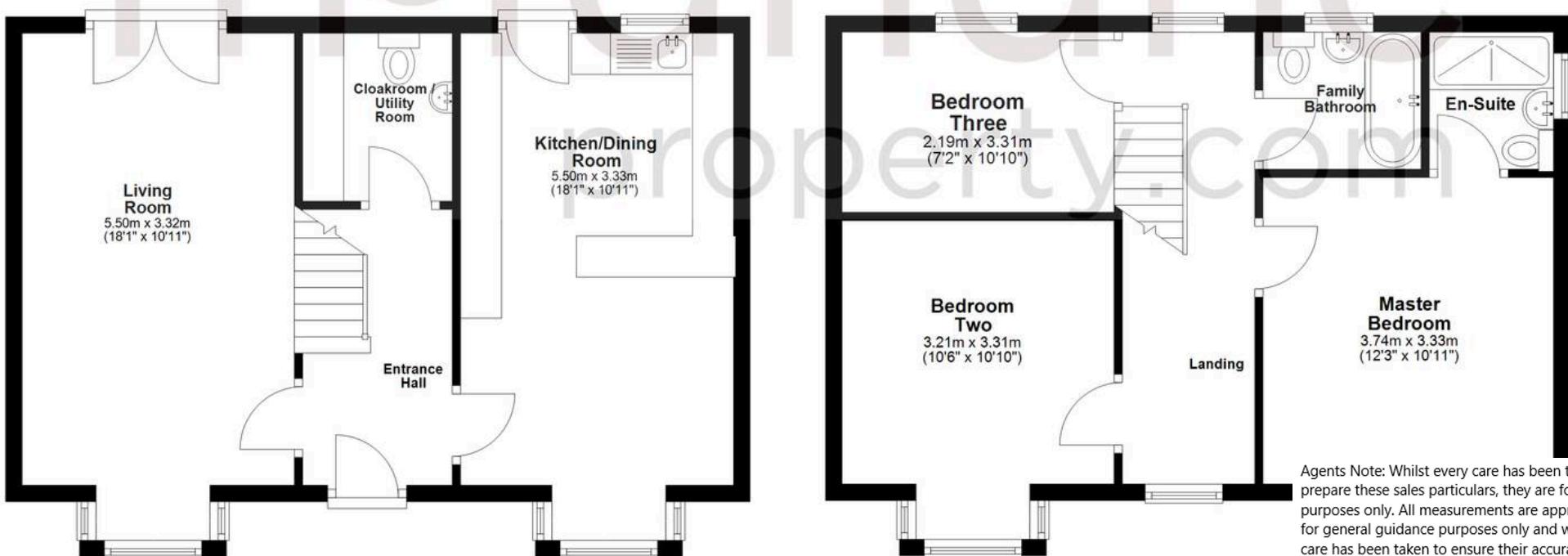
## Ground Floor

Approx. 64.6 sq. metres (695.5 sq. feet)



## First Floor

Approx. 49.2 sq. metres (529.4 sq. feet)



Total area: approx. 113.8 sq. metres (1225.0 sq. feet)

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.