



## 2 Cinder Lane, Fairford, Gloucestershire, GL7 4AX

Offers Over £450,000

- BY AUCTION
- Dining room
- Bathroom and cloakroom
- No onward chain
- Three bed detached bungalow
- Conservatory
- Garage and Gardens
- Sitting room
- Kitchen
- Scope to extend

## 2 Cinder Lane, Fairford, Gloucestershire, GL7 4AX

A substantial three bed detached bungalow situated in a non estate location in the popular Cotswold market town of Fairford. The main accommodation offers an entrance hall, sitting room, dining room, conservatory, kitchen, bathroom and a cloakroom. Outside are large gardens and a garage. Scope to extend. No onward chain.



Council Tax Band: E



#### AUCTION DETAILS

The sale of this property will take place on the stated date by way of Single lot timed auction and is being sold under the Unconditional sale type.

Binding contracts will be exchanged at the point of sale.

All sales are subject to our Common Auction Conditions and Bidder Terms. Properties located in Scotland and Northern Ireland will be subject to applicable local laws.

Auction Deposit and Fees

The following deposits and non- refundable auctioneers fees apply:

- 5% deposit (subject to a minimum of £5,000)
- Buyer's Fee of 3.6% of the purchase price (inc. VAT)

There may be additional fees listed in the Special Conditions of Sale, which will be available to view within the Legal Pack. You must read the Legal Pack carefully before bidding.

Additional Information

For full details about our auction processes, please refer to the Bidder Terms which can be viewed on the auctioneers's home page. [https://www.btgeddisonspropertyauctions.com/properties/202602040911sq\\_wddm/detached-bungalow-for-auction-fairford](https://www.btgeddisonspropertyauctions.com/properties/202602040911sq_wddm/detached-bungalow-for-auction-fairford)

This explains the types of auction and sale methods we offer, the bidding registration process, your payment obligations, and how to view the Legal Pack (and any applicable home report for residential Scottish properties).

Guide Price & Reserve Price

Each property sold is subject to a Reserve Price. The Reserve Price will be within + or - 10% of the Guide Price. The Guide Price is issued solely as a guide so that a buyer can consider whether or not to pursue their interest. A full definition can be found within the Buyers Terms.

#### REGISTER ON THE LINK BELOW

Please follow the link below to register your interest and to bid.

[https://www.btgeddisonspropertyauctions.com/properties/202602040911sq\\_wddm/detached-bungalow-for-auction-fairford](https://www.btgeddisonspropertyauctions.com/properties/202602040911sq_wddm/detached-bungalow-for-auction-fairford)

#### ENTRANCE PORCH

Glazed entrance door and sidescreen. Outside light.

#### ENTRANCE HALL

A wide hallway with doors to rooms and roof access. Built in double coats cupboard. Storage heater. Telephone point.

#### SITTING ROOM

19'6" x 11'9"

Windows to front and to side. Cotswold stone feature fireplace. Two storage heaters. Television point. Four wall lights. Obscure glazed double doors to the dining room.

#### DINING ROOM

10'4" x 9'9"

Patio doors to the garden. Window to side. Storage heater. Telephone point. Door to the kitchen.

#### KITCHEN

10'4" x 9'9"

Glazed door and window to rear. One and a half bowl single drainer stainless steel sink unit inset into a rolled edge worksurface with

cupboard below. Further range of refitted wall and base units. Tiled splashbacks. Four ring Lamona hob. Built in Neff oven. Electric radiator. Built in cupboard.

#### CONSERVATORY

12'9" x 11'0"

Of uPVC construction with doors to both sides. Rolled edge worksurface with space and plumbing below for both a washing machine and a dishwasher.

#### BEDROOM ONE

15'2" x 11'7"

Window to front. Storage heater.

#### BEDROOM TWO

12'1" x 9'7"

Window to side. Built in double wardrobe. Further range of bedroom furniture.

#### BEDROOM THREE

12'1" x 9'9"

Window to rear. Telephone point.

#### BATHROOM

8'0" x 6'7"

Obscure glazed window to rear. Suite comprising of a panelled bath with Mira shower above, low level WC and a pedestal wash basin. Fully tiled walls and flooring. Heated towel rail. Built in airing cupboard.

#### CLOAKROOM

6'7" x 2'2"

Obscure glazed window to rear. Suite comprising of a low level WC and wall mounted wash basin. Fully tiled walls and flooring.

#### OUTSIDE

The bungalow is approached from Cinder Lane that leads to a gravelled driveway providing parking and turning for several vehicles. Laid mainly to lawn with mature beds and borders. Enclosed by an evergreen screen and Cotswold stone walling.

The rear garden is approximately 70' in length and is easterly facing. Laid mainly to lawn with flower and shrub beds and borders. Timber shed. Greenhouse. Two patio areas. There is access to both sides of the property.

#### GARAGE

With up and over door. Personal door to the rear garden. Window to rear. Power and lighting.

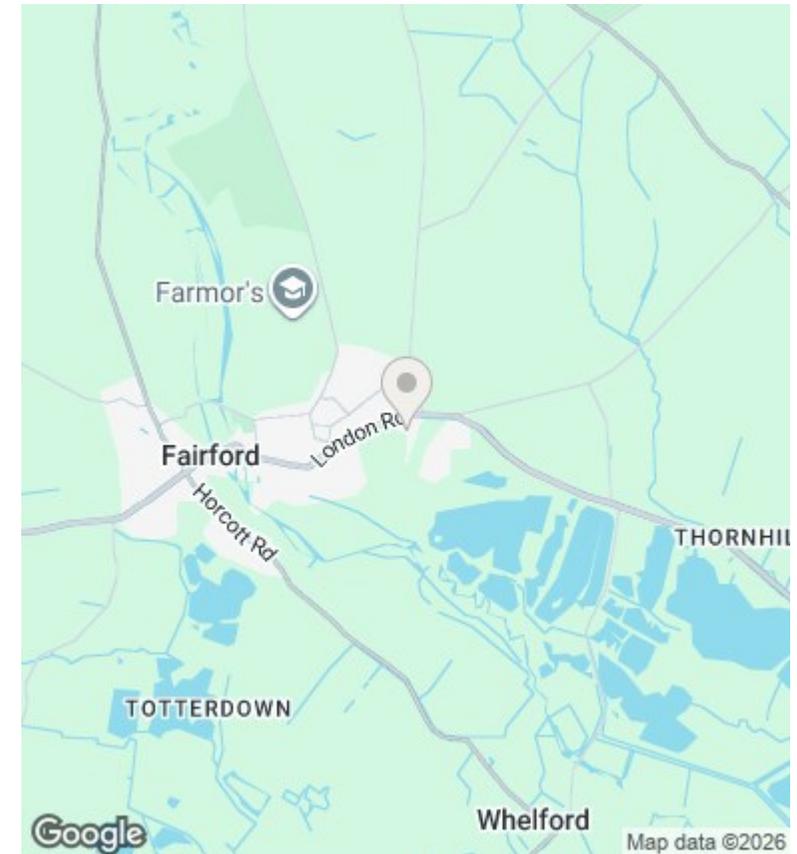
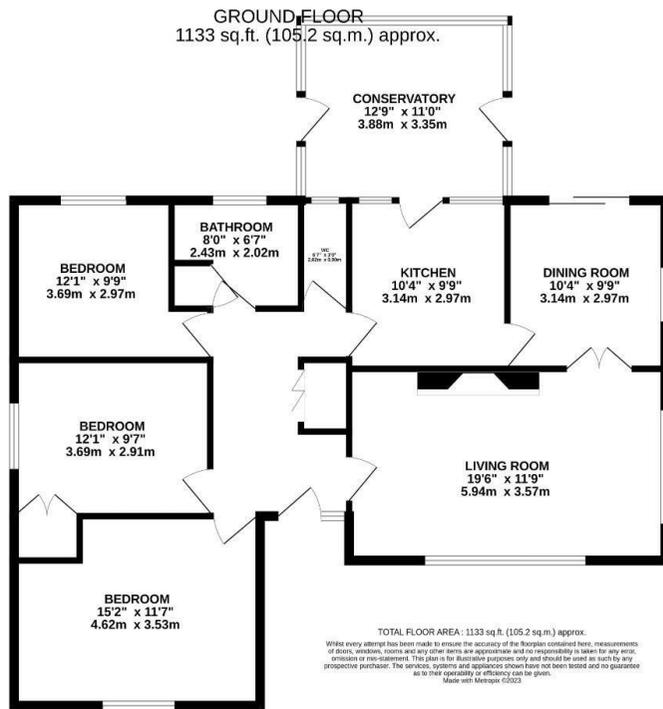
#### AGENTS' NOTE

There is no gas to the property but we understand that there is a service into Cinder Lane.

The property has a septic tank.

#### 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.



## Directions

From the Market Place proceed towards Lechlade. Cinder Lane is a turning on the right. Number 2 will be identified with the number on the gate post.

## 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>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>48</b>	
(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	