

Manor Close, Fairford, Gloucestershire, GL7 4BG



Detached family home • Kitchen dining room • Small quiet cul-de-sac • Dual aspect sitting room & conservatory • Private rear garden • Integral garage & off street parking • Less than half a mile's walk from Fairford's High Street • No onward chain • EPC C

Manor Close,

Fairford, Gloucestershire, GL7 4BG

Key Features



3
Bedrooms



1
Bathroom



1
Reception

About the property

Offered for sale with no onward chain and set within a small quiet cul-de-sac, less than half a mile's walk from Fairford's High Street, is this three bedroom detached family home.

The accommodation is arranged over two floors with the ground floor comprising entrance hall, cloakroom, dual aspect sitting room, conservatory, kitchen breakfast room and integral garage. The first floor offers three well sized bedrooms and a shower room.

Outside, the front is a driveway parking leading to the garage, there is also a front lawn with hedged screening. Gated access leads to the rear, where is a private landscaped garden.

Amenities

Fairford is an attractive market town situated on the edge of the Cotswolds in the beautiful Coln Valley. It is located within the Cotswold Water Park, offering a wide range of water and land-based activities and nationally recognised as an important conservation and wildlife study area.

Another feature of Fairford is the range and extent of a web of Public Rights of Way both within the town and beyond with footpaths to Quenington and Lechlade.

The town has an active local community and benefits from a range of shops in the centre of the town where there is ample free parking. There is also a regular market every Wednesday. St Mary's Church is beautiful dating back to 1497 and boasts that its stained-glass windows are 'the only complete set of late medieval glass in a parish church in the country'.

There is good state schooling available for children of all ages, from reception to completing A levels, with Fairford Church of England School awarded 'outstanding' by Ofsted.

Broadband and Mobile Coverage

For an indication of specific broadband and mobile speed and supply or coverage in the area we recommend the Broadband and mobile coverage checker - Ofcom.

Directions

From our office in Cirencester follow on the A417 towards Fairford. Go through the centre and continue towards Lechlade. Go past The Railway public house on your left hand side. Take your next left into Manor Close and the property can be found on the right hand side.

Services & Tenure

The tenure is Freehold

Local Authority

Cotswold District Council

Council Tax Band: D

Our reference

CIR/RN/SW/28052024

We'd love to hear from you

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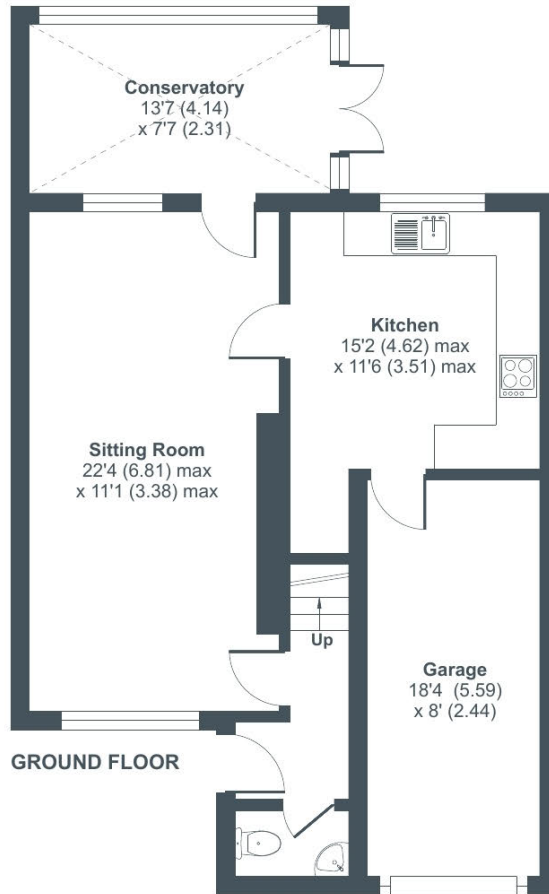
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Approximate Area = 1110 sq ft / 103.1 sq m

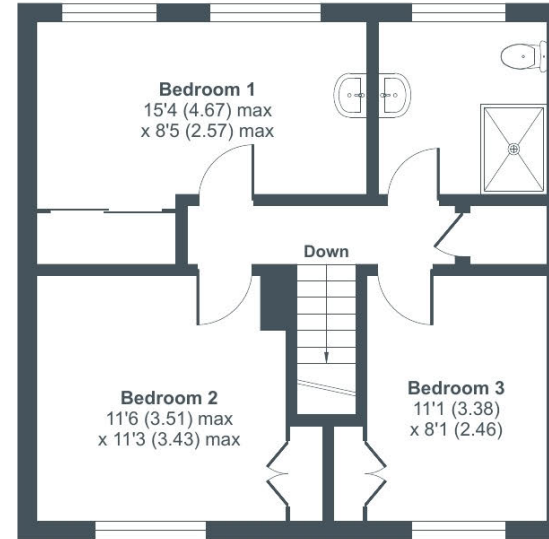
Garage = 141 sq ft / 13 sq m

Total = 1251 sq ft / 16.2 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Perry Bishop. REF: 1134067



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ID Checks: Please advise that we charge an admin fee of £25.00 for each individual and £40.00 for a joint purchase when purchasing from us which is payable on a non-refundable basis at the start of the transaction.

Disclaimer: These particulars should not be relied upon as statement or representation of fact and do not constitute part of an offer or contract. The seller does not make or give, nor do we or our employees have the authority to make or give any representation or warranty in relation to this property. We would strongly recommend that all the information we provide about the property is verified by yourself on inspection. We have not carried out a survey nor have we tested any appliances, services or specific fittings at the property. We work with a number of partner companies that pay an average referral fee of £100.00. For specific information please contact your local branch.

