

# PerryBishop

PROPERTY MADE PERSONAL

The Quarry, Fairford, Gloucestershire, GL7 4JX



Purpose built first floor apartment • Two bedrooms • Sitting and kitchen • Cul-de-sac location • Garden • No onward chain • EPC D



# The Quarry,

Fairford, Gloucestershire, GL7 4JX

## Key Features



2  
Bedrooms



1  
Bathroom



1  
Reception

## About the property

A purpose-built first-floor two-bedroom apartment, sitting in a cul-de-sac position in the ever-popular market town of Fairford.

The property is well-placed to be close to all of Fairford's amenities and facilities and has the added benefit of having its own garden.

The accommodation briefly comprises of a communal hallway where there are stairs leading to the first floor. Its private door leads into the entrance hall where there is a door to the sitting room. The kitchen/breakfast room has a room for a small table.

There are two bedrooms and the family bathroom.

Outside, the property has the benefit of a garden to the rear with a storage shed.

## 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.

## 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. There are also independent schools in surrounding areas and with Fairford Church of England School recently being awarded 'outstanding' by Ofsted.

## Directions

From our office in Cirencester follow the A417 through the villages of Ampney Crucis and Poulton into Fairford. Go through the centre of Fairford passing the Market Place on the left hand side, continue along the London Road turning left just before the Railway Inn. Immediately proceed over the





cross roads and at the junction turn right into Mount Pleasant which leads into Hatherop Road, take the first right in to Churchill Place Follow the road round into The Quarry.

#### **Services & Tenure**

The tenure is Leasehold, 125 years from 25 April 1993. There is a service/maintenance charge of £49.41 each month. Ground rent is £10 per annum.

Mains water, drainage and electricity are connected.

#### **Local Authority**

Cotswold District Council

Council Tax Band: A

#### **Our reference**

CIR/JC/RN/28052024

#### **We'd love to hear from you**

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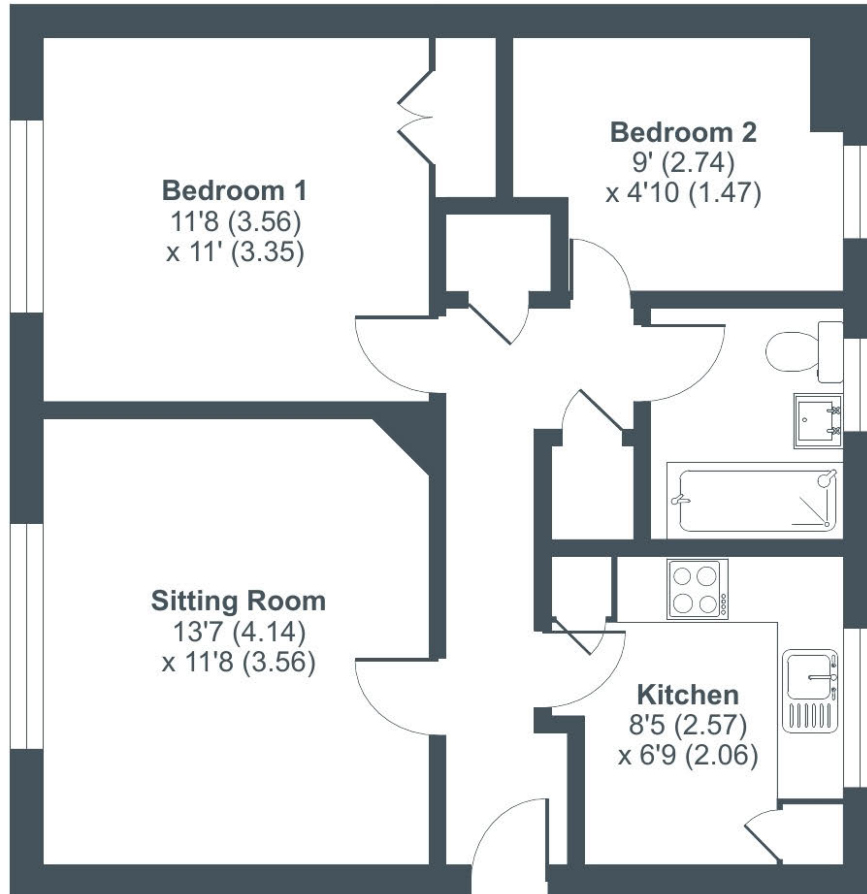
E: [cirencester@perrybishop.co.uk](mailto:cirencester@perrybishop.co.uk)



# The Quarry, Fairford, GL7

Approximate Area = 604 sq ft / 56.1 sq m

For identification only - Not to scale



**GROUND FLOOR**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2024. Produced for Perry Bishop. REF: 1133594



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