

Honeybone Close, Fairford, Gloucestershire, GL7 4GE



Modern semi-detached home • Two double bedrooms • Sitting room • Modern fitted kitchen • Utility area & cloakroom • En-suite shower room & separate bathroom • Southerly facing rear garden • No onward chain • EPC B

Honeybone Close,

Fairford, Gloucestershire, GL7 4GE

Key Features



2
Bedrooms



2
Bathrooms



1
Reception

About the property

Offered for sale with no onward chain is this recently redecorated and carpeted, two double bedroom semi-detached modern home, further benefitting from a southerly facing rear garden and off street parking.

The accommodation is arranged over two floors with the ground floor comprising entrance hall, sitting room with useful understairs storage cupboard, modern fitted kitchen with utility area and a cloakroom off. The first floor provided the two double bedrooms serviced by an en-suite shower room and a separate bathroom.

Outside, to the rear is a private southerly facing garden laid to lawn and patio. Gated side pedestrian access leads out to the allocated parking, tandem parking spaces that sit to the rear of the 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.

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.

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

Leave Cirencester on the Burford Road bearing right onto the A417 towards Ampney Crucis and Fairford. Proceed through the villages of Ampney Crucis and Poulton continuing towards Fairford. On entering Fairford take the first right turning into Scott Thomlinson Road and then right again in to Yells Way. Honeybone Close will be found on your right hand side.

What 3 Words: [///debater.salary.cocoons](https://www.what3words.com////debater.salary.cocoons)

Services & Tenure

The tenure is Freehold.

The property is subject to management fee of £96.53 twice a year.

Local Authority

Cotswold District Council

Council Tax Band: B

Our reference

CIR/SW/RN/24102024

We'd love to hear from you

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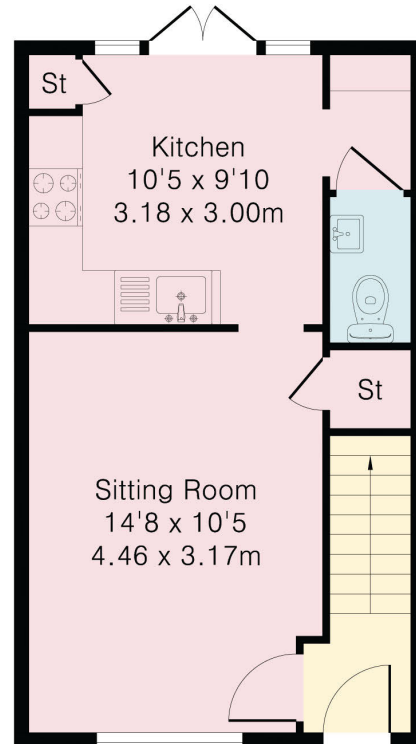




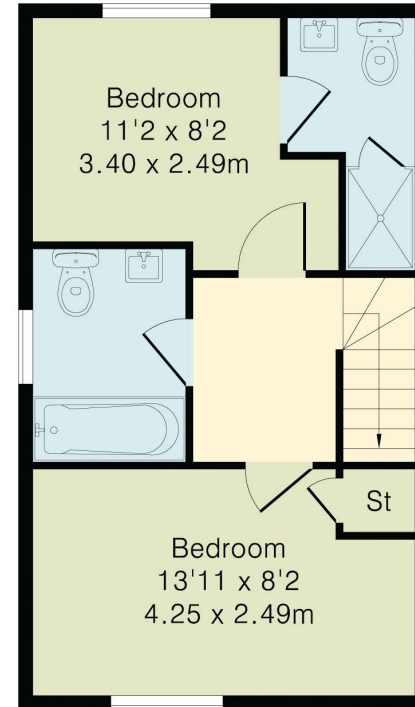
Approximate Gross Internal Area 690 sq ft - 64 sq m

Ground Floor Area 345 sq ft – 32 sq m

First Floor Area 345 sq ft – 32 sq m



Ground Floor



First Floor



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PROPERTY MADE PERSONAL

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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.

