



A TWO BEDROOM EXTENDED SEMI DETACHED BUNGALOW LOCATED IN FAIRFORD

43 ALDSWORTH CLOSE,  
FAIRFORD, GLOUCESTERSHIRE, GL7 4LB

**Ridgeway**



### ENTRANCE PORCH

Obscure glazed entrance door. Meter cupboard.

### SITTING ROOM

16' 2" x 12' 7" (4.93m x 3.84m) Glazed screen to front. Woodburner. Wooden flooring. Television and telephone points.

### KITCHEN/DINING ROOM

20' 6" x 9' 5" (6.25m x 2.87m) Patio door to garden. Window to side. Additional obscure glazed door to side. Single drainer stainless steel sink unit with mixer tap inset into a rolled edge worksurface with cupboard below. Further wall and base units. Tiled splashbacks. Four ring Stoves hob with extractor above and built in Stoves oven below. Space and plumbing for automatic washing machine and dishwasher. Wood effect flooring. Breakfast bar.

### INNER HALLWAY

Wooden flooring. Roof access.

### BEDROOM ONE

12' 7" x 9' 3" (3.84m x 2.82m) Window to front. Radiator. Range of fitted wardrobes.

### BEDROOM TWO

12' 9" x 6' 3" (3.89m x 1.91m) Window to rear. Radiator.

### BATHROOM

9' 6" x 5' 7" (2.9m x 1.7m) Obscure glazed window to rear. Suite comprising of a panelled bath with mixer tap shower, pedestal basin and low level WC. Tiled surrounds. Radiator. Built in cupboard housing a boiler for domestic hot water and central heating.

### OUTSIDE

The frontage is laid to lawn with a gravelled driveway providing parking for three cars. The rear garden is enclosed by timber fencing and is southerly facing. Laid to lawn. Block paved patio. Second paved patio. Outside tap.

### GARAGE

Wooden swing doors. Personal door to garden. Power and lighting. The back corner of the garage has been sectioned off to provide an office.

### OFFICE



## 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.

### Additional Information

**Tenure:** Freehold

**Services:** All mains services

**Local Authority:** Cotswold District Council

**Council Tax Band:** C

**EPC rating:** D

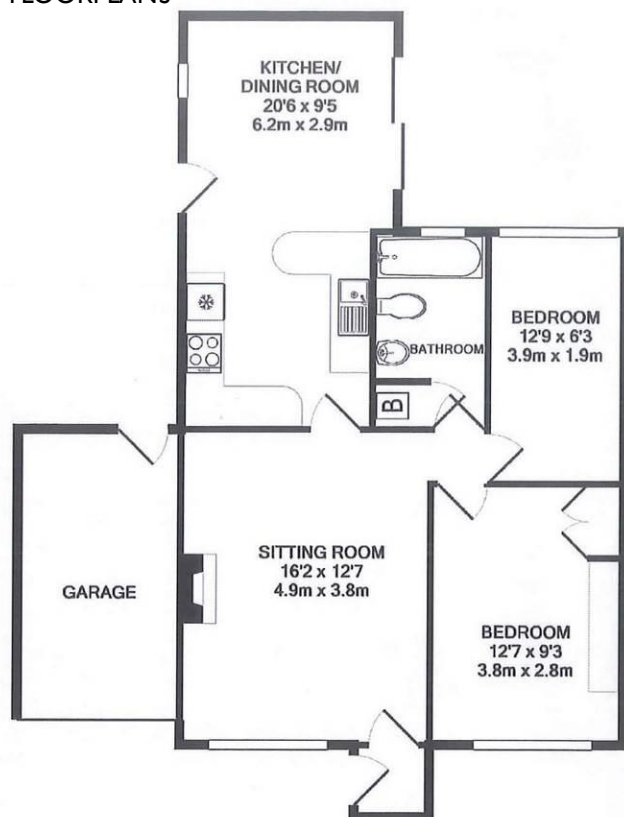
**Directions:** From the Market Place proceed into the High Street, past the Church then right along Park Street. Turn right then left into Mount Pleasant. This leads into Hatherop Road. Take the last turning right into Homeground Lane. Aldsworth Close is immediately on the left

**Viewing:** Strictly by appointment with Ridgeway Estate Agents.





## FLOORPLANS



TOTAL APPROX. FLOOR AREA 690 SQ.FT. (64.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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01285 712900 | [fairford@ridgewayestateagents.co.uk](mailto:fairford@ridgewayestateagents.co.uk) | [www.ridgewayestateagents.co.uk](http://www.ridgewayestateagents.co.uk)

### Ridgeway Fairford

3 Market Place, Fairford,  
Gloucestershire, GL7 4AB

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.