

**Milton Street,
Fairford, GL7 4BN**



Period terraced cottage | Three good-size bedrooms with built in storage
Period features with exposed stone walls and beams | Sitting room with Cotswold stone fireplace
Conservatory with French windows into the garden | EPC E

£260,000



Enjoying a pleasant position close to local amenities, this charming three bedroom period property overlooks fields at the back.

Entered into a hallway with the light and airy kitchen off to the front, this provides a range of base and wall units, integrated oven and hob and space for appliance. The sitting room has many characterful features, a feature fireplace with gas fire, exposed stone and beams. A downstairs cloakroom also has additional storage. Double doors lead through into the conservatory which duly opens into the garden.

On the first floor there is a delightful master bedroom with a bay window looking over the fields behind, the bathroom is large with a coloured bathroom suite. The landing has a useful airing cupboard.

On the second floor are two further bedrooms both with storage.

Outside is a delightful cottage garden surrounded by Cotswold stone walls.

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.

Leisure facilities are wide ranging and include a sports centre, children's playground, library, youth and community centre, a cottage hospital and many local clubs and organisations.

Directions

From our office in Cirencester proceed along the A417 through Poulton and into Fairford, the property can be found on the left hand side before the bridge.

Services & Tenure

We believe the property is served by mains electricity, gas, water and drainage. The vendor informs us that the Tenure is Freehold. Confirmation has been requested – please contact us for further details. The above should be verified by your Solicitor or Surveyor.

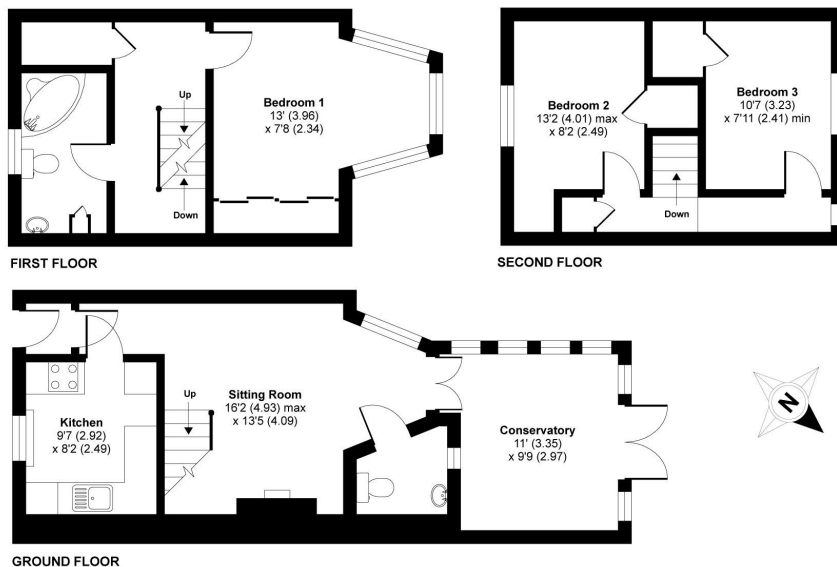
Local Authority

Cotswold District Council

Ref: CIR4005/MM/71022191

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APPROX. GROSS INTERNAL FLOOR AREA 1007 SQ FT 93.5 SQ METRES



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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