



## 4 EASTBOURNE TERRACE

FAIRFORD, GLOUCESTERSHIRE GL7 4AN

Situated to the east of the town's Market Place, convenient to amenities, lies this elegant end of terrace Victorian villa with ample parking, south facing rear garden and offered with no onward chain.

£425,000



## FAIRFORD

Fairford is a delightful Cotswold market town set on the banks of the River Coln amidst idyllic Cotswold countryside. The town enjoys an active community and offers an excellent range of day to day amenities. Education is provided at both primary and secondary levels each boasting good Ofsted reports. There is a good selection of convenience shops, post office, public houses, modern medical centre, dentist, sports hall and playing fields. The nearby centres of Cirencester c.8 miles and Swindon c. 14 miles (railway station to London Paddington c.59 minutes) offer a greater range of facilities.

## THE PROPERTY

Located a short walk from the centre of the town lies Eastbourne Terrace, a row of just four Victorian town houses. Number 4 occupies the end of the terrace and has been traditionally constructed of natural stone elevations set beneath a pitched blue slate roof. The splendid property enjoys considerable character. The front door opens into a tiled entrance hall with stairwell leading to the first floor, the dual aspect sitting room has central chimney housing open fireplace, off lies the dining room with window to side aspect and wood burning stove.

Off the dining room is a useful cloakroom. Beyond lies the kitchen with a range of fitted base and wall mounted units and timber work surface. Glazed doors open onto the rear terrace. To the first floor the house offers two double bedrooms and modern wet room with WC. Stairs rise to the second floor.

The house offers ample parking within the gravelled drive to the side, the rear garden has a southerly aspect and accommodates a stone-built workshop and separate detached home office / summer house. The garden is laid mainly to lawn with planted borders.

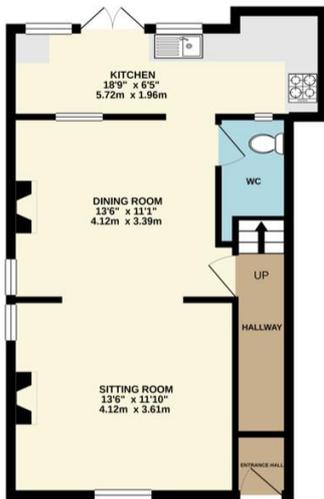
## GENERAL INFORMATION

The property is freehold offering vacant possession upon completion. All main services are connected. Council tax band 'C' charges 2021/22 £1,700.36. EPC Band 'D'. Local Authority, Cotswold District Council (01285) 623000.

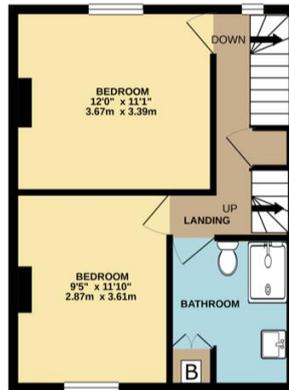
## DIRECTIONS

Leave the town's Market Place to the east (Lechlade direction), continue past the Hyperion nursing home, shortly after the turning to your right (The Plies) the house will be seen on your right.

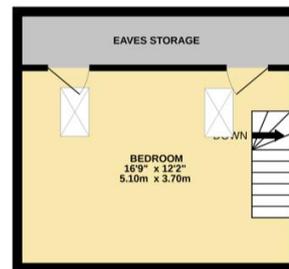
GROUND FLOOR  
483 sq.ft. (44.9 sq.m.) approx.



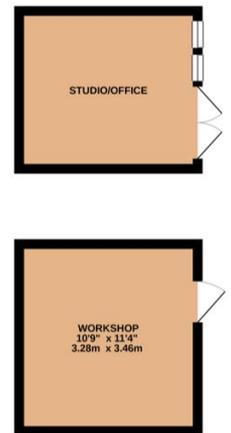
1ST FLOOR  
380 sq.ft. (35.3 sq.m.) approx.



2ND FLOOR  
260 sq.ft. (24.2 sq.m.) approx.



OUTBUILDINGS  
225 sq.ft. (20.9 sq.m.) approx.



TOTAL FLOOR AREA : 1133sq.ft. (105.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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