

99Home Ltd.

38A Court Parade, East Lane, Wembley, United Kingdom, HAO 3HS Phone :0203 5000 999 Email :info@99home.co.uk

2 Bed Semi-Detached Bungalow In Betterton's Close , Fairford, GL7 4HY £315,000











SHORT DESCRIPTION

Property Ref: 12637 Fairford is an attractive small town in the Coln Valley that offers primary and secondary schooling and a medical practice. The town has a picturesque high street, a world famous church and is convenient for commuting to Swindon, Cirencester and Gloucester/ Cheltenham. Kemble railway station is 14 miles (24 mins) away. Fairford has increasingly become a desirable place to live. There is a small weekly market on Wednesday. 45 Betterton's Close is a semi-detached bungalow situated in a very quiet small cul-de-sac to the west of the town. The property is traditionally constructed of reconstituted and rendered elevations beneath a pitched, concrete tiled roof and enjoys a comprehensive gas fired heating system to radiators. The accommodation provides a front door opening into an 'L' shaped hall with built in cupboards. From the hall, access is given to the spacious sitting room which has a central chimney breast and large window overlooking the rear garden. The kitchen has been fitted with a range of base and wall mounted units and a stable door opens to the rear. There are two bedrooms. A bathroom completes the internal accommodation. Gardens are located to the front and rear of the property and a shared driveway leads to a hard standing in front of a single garage whose door is electrically operated. The interior of the property has been re carpeted and painted within the last 6-9 months. Betterton's Close is situated in probably the quietest part of Fairford and yet one can easily walk into town in a few minutes.....







FLOOR PLAN

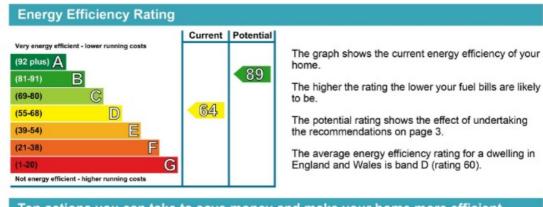
Illustrations are for identification purposes only and are not to scale. All measurements are a maximum and include wardrobes and bay windows where applicable.



EPC GRAPH

Illustrations are for identification purposes only and are not to scale.

All measurements are a maximum and include wardrobes and bay windows where applicable.



Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Floor insulation	£800 - £1,200	£ 216	0
2 Low energy lighting for all fixed outlets	£15	£ 48	
3 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 237	O

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit **www.direct.gov.uk/savingenergy** or call **0300 123 1234** (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

Disclaimer: The information displayed about this property comprises a property advertisement. 99home.co.uk (/) will not make no warranty for the accuracy or completeness of the advertisement or any linked or associated information, and 99home has no control over the content. This property advertisement does not constitute property particulars, the property may offer to tenants in same condition as they have seen on time of the viewing. The information is provided and maintained by 99home.co.uk (/)