

3 Bed Semi-Detached In Pips Field Way, Fairford, GL7 4FG

£160,000





## **SHORT DESCRIPTION**

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Property Ref: 16432 We are pleased to present an exceptional Semi-detached located at Pips Field, Fairford, GL7. This wonderful residence boasts 3 bedrooms, 1 bathroom, and 1 living room, offering ample space for comfortable living. Additionally, it features a fully-fitted kitchen with plenty of counter space and storage and a generous garden to enjoy in the approaching summer months. There is also a large unit in the garden, perfect for a home office, hangout or additional storage space. Positioned within walking distance of Fairford's heart, this property offers easy access to a range of local amenities, such as cafes, shops and pubs. Its proximity to esteemed schools and a college provides families with access to excellent educational opportunities. This property embodies the perfect blend of comfort, convenience, and quality living. Enjoyed by the previous family, it's the perfect place to experience the community of Fairford and create a wonderful home. Property Type: Semi-detached Full selling price: £400000.00 Pricing Options: Shared ownership Tenure: Leasehold Percentage to be sold: 40% Share price: £160000.00 Monthly rent based on 40% share: £482.47 Remaining lease (In Years): 113 Yearly Ground Rent Cost: £0.00 Yearly Management Cost: £732.84 Council tax band: D EPC rating: C Measurement: Bedrooms, Bathrooms, and Living Room Possession of the property: Occupied

**3**

**Bed Room(s)**

**1**

**Bath Room(s)**

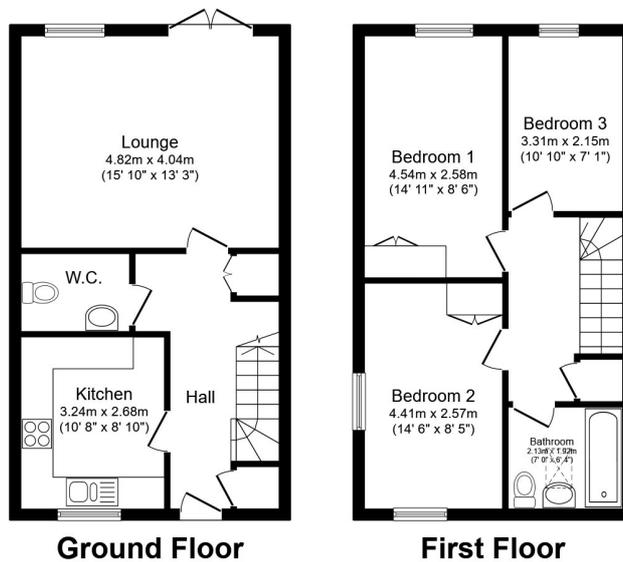
**1**

**Living Room(s)**

## **FLOOR PLAN**

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



Total floor area 85.9 sq.m. (924 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## EPC GRAPH

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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