



BETTERTONS CLOSE, FAIRFORD
GUIDE PRICE £327,000

MOORE ALLEN
& INNOCENT

45 BETTERTONS CLOSE, FAIRFORD, GLOUCESTERSHIRE GL7 4HY

A delightful semi-detached two bed roomed bungalow settled within this popular cul-de-sac.

Comprising porch, entrance hall, fitted kitchen, reception room, two bedrooms, shower room with WC. Open plan front garden and private rear garden, single garage and parking. 611 sq ft (56.8 sq m)

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

Bettertons Close comprises a low-density cul-de-sac of bungalows situated to the west of the town. Built in the 1970's, This comfortable semi-detached bungalow has been traditionally constructed of reconstituted stone and part rendered elevations set beneath a pitched interlapping concrete tiled roof and enjoys the comfort of replacement Upvc windows and gas fired boiler that powers the domestic hot water and heating systems.

The property is presented in good decorative order and offered with no onward sale.

The layout briefly offers entrance hall with access to all rooms and insulated loft space. The sitting room has a central chimney breast with brick-built fire surround, hearth and mantle. Large window overlooking the private rear garden. The modern kitchen is appointed with a selection of base and wall mounted units incorporating domestic appliances and has door leading into the garden. There are two bedrooms each of good proportion, one with wardrobes. The modern shower room with WC completes the internal accommodation.

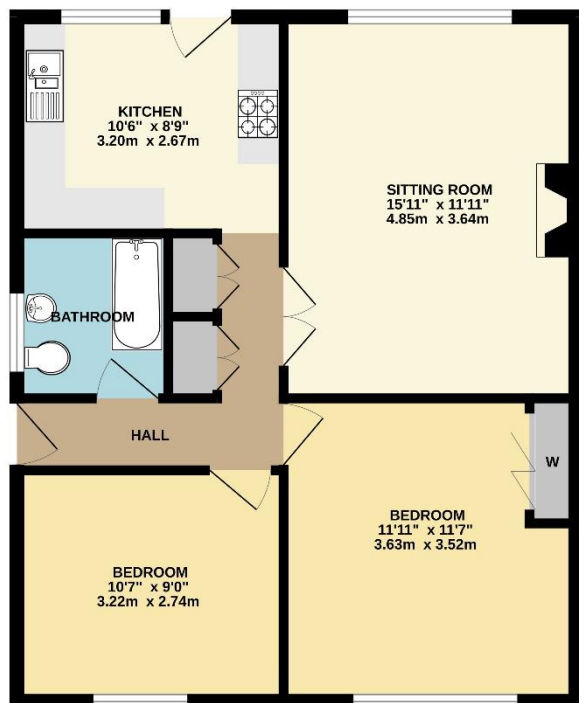
To the outside, a driveway offers ample parking and leads to the attached single garage. Private garden to terrace and lawns.

GENERAL INFORMATION

The property is freehold offering vacant possession upon completion. All main services are connected. Council tax band 'C' charges 2025/26 £2,031.15. EPC Band 'C' (73). Local Authority, Cotswold District Council (01285) 623000. Broadband & Mobile signal checker via www.ofcom.org.uk.

DIRECTIONS

On arriving at Fairford from the west (Cirencester direction) take the third turning left into Coronation Street then second left into Bettertons Close. As you enter the close turn left at the 'T' junction and No 45 will be seen on your left.



TOTAL FLOOR AREA - 611 sq.ft. (56.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions 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 is given as to their operability or efficiency save the green.
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