



LYGON COURT, FAIRFORD
GUIDE PRICE £330,000

MOORE ALLEN
& INNOCENT

15 LYGON COURT, FAIRFORD, GLOUCESTERSHIRE GL7 4LX

A very comfortable retirement cottage located within this well-designed development convenient to the town's amenities

Two receptions rooms, kitchen and garden room. Two bedrooms and two shower rooms. Garage, gardens and parking.

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

Lygon Court is a well-designed development of retirement cottages set to the south east of the town's Market Place. Number 15 Lygon Court comprises a middle of terrace house that has been traditionally constructed of natural stone elevations beneath a pitched conservation tiled roof and benefits from sealed double glazed casement windows and electric heating.

The accommodation is presented in very good decorative order and offers entrance hall with stairs rising to first floor, shower room with WC, glazed doors open into the sitting room with central feature fireplace of cut stone, window to front aspect overlooking the

communal gardens and access into the dining room with an opening into the garden room. The fitted kitchen with built-in appliances completes the ground floor. To the first floor are two bedrooms each of double proportions one benefitting from built-in wardrobes. Modern shower room with walk-in shower, vanity wash hand basin and low-level flush WC.

Charming garden with westerly aspect. Located within a neighbouring garage block lies the single garage. This is leasehold on a 999-year lease commencing 1/11/1996.

GENERAL INFORMATION

The property is freehold offering vacant possession upon completion. Garage is leasehold. All mains' services are connected with the exception of gas. Council Tax band 'F', charges 2024/25 £3,150.95. EPC Band 'D' (60). Local authority, Cotswold District Council. Management charges of approximately £2,874 per annum include external buildings and grounds maintenance, property buildings insurance, and 24-hour care line service. Weekly visiting estate manager.

DIRECTIONS

On arriving into Fairford from the east (Lechlade direction) pass the 12 Bells public house on your left then turn left, continue along East End turning right shortly before the bowls club, Lygon Court will be seen on your left.

GROUND FLOOR
554 sq.ft. (51.5 sq.m.) approx.



1ST FLOOR
476 sq.ft. (44.3 sq.m.) approx.



TOTAL FLOOR AREA: 1031 sq.ft. (95.8 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and all 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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