



## 7, Tidford Cottages, Riverside Mews, Lechlade, Gloucestershire, GL7

Asking Price £420,000

- A four bedroom cottage
- Views to the marina and River Thames
- Southerly garden
- Sitting room
- Kitchen/dining room
- Cloakroom
- Master en suite
- Parking
- No onward chain

# Tidford Cottages, Lechlade, Gloucestershire, GL7 3AL

A four bedroom cottage situated with southerly views to the marina and the River Thames beyond. Aomprising of an entrance hall, cloakroom, sitting room, kitchen/dining room, master bedroom with en suite shower room, three further bedrooms and a bathroom. Outside are southerly gardens and parking.

Additional Information:

Council Tax Band- C

EPC Rating- C

Freehold



Council Tax Band: C



#### ENTRANCE HALL

Half obscure glazed entrance door. Radiator. Wood effect flooring. Staircase to first floor. Open access to the sitting room. Built in cupboard housing a Glow Worm boiler for domestic hot water and central heating. Built in coats cupboard.

#### CLOAKROOM

Suite comprising of a low level WC and wall mounted wash basin. Tiled splashbacks.

#### SITTING ROOM

19'11" x 16'11"

Windows to front and side. Two radiators. Wood effect flooring. Television point. Double doors to the kitchen/dining room.

#### KITCHEN/DINING ROOM

24'6 x 9'11"

Half obscure glazed door to garden. Two windows to the rear. One and a half bowl single drainer stainless steel sink unit inset into a wooden worksurface with cupboard below. Further range of fitted wall and base units. Bellring electric hob with extractor canopy above. Built in Stoves oven. Integrated fridge freezer. Bosch washing machine and Bosch tumble drier. Wood effect flooring. Radiator.

#### LANDING

Doors to rooms. Roof access. Built in cupboard.

#### BEDROOM ONE

15'11" x 12'5"

Window to side. Radiator. Walk in wardrobe.

#### EN SUITE SHOWER ROOM

7'5" x 4'0"

Obscure glazed window to front. Suite comprising of a shower cubicle, low level WC and pedestal wash basin. Tiled flooring. Ladder radiator.

#### BEDROOM TWO

10'3" x 10'2"

Window to rear with views towards the marina and the River Thames beyond. Radiator.

#### BEDROOM THREE

10'10" x 7'4"

Window to front. Radiator.

#### BEDROOM FOUR

8'7" x 7'10"

Window to rear with views towards the marina and the River Thames beyond. Radiator.

#### BATHROOM

7'9" x 5'9"

Suite comprising of a panelled bath with mixer tap shower, pedestal wash basin and low level WC. Ladder radiator. Tiled flooring.

#### OUTSIDE

To the front, a gate and pathway lead to the entrance. Cotswold stone retaining wall. Stone chipped forecourt.

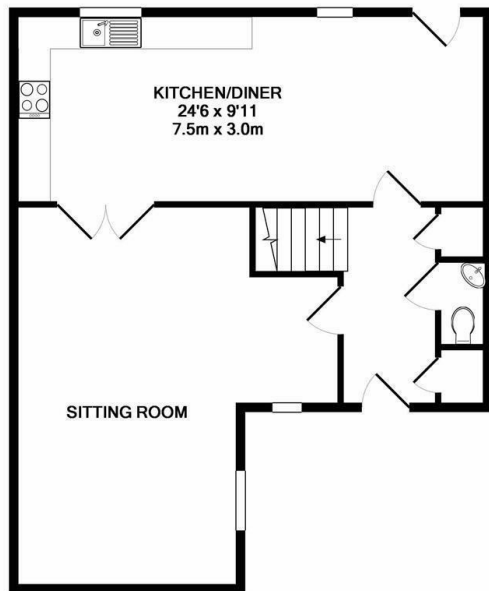
The rear garden is southerly facing. Two patio areas. Outside tap. Laid to lawn with shrub borders. Timber shed.

#### PARKING

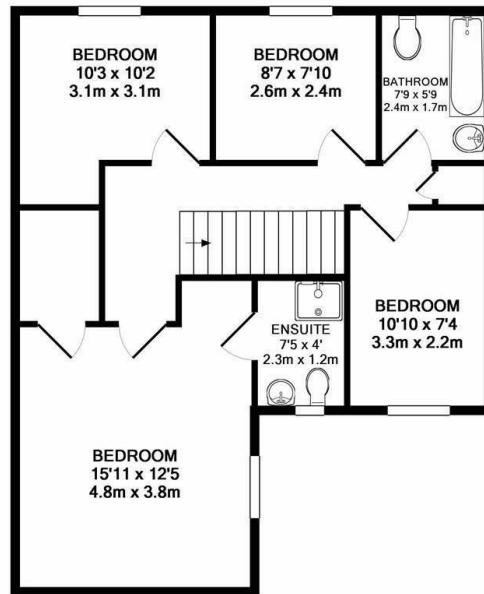
There are various places to park for number 7. There is a dedicated residents' area but you can also park in the lane leading to the side of Cat's Pyjamas.

#### LECHLADE ON THAMES

Lechlade-on-Thames, is a market town at the southern edge of the Cotswolds in Gloucestershire. It is the highest point at which the River Thames is navigable. The town is a popular venue for tourism and river-based activities. There are several pubs, some antique shops, a convenience store, food outlets, a garden centre and a good range of further shops. The 15th century Church of England parish church of Saint Lawrence overlooks the Market Place. The main roads through the town can be busy at peak times as the town is at the crossroads of the A417 and A361. Where the A361 enters the town from the south it crosses the River Thames on Halfpenny Bridge. Another tributary of the Thames, the River Coln, joins the Thames at the Inglesham Round House.



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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## Directions

ON FOOT. From the market place proceed towards Fairford and through the traffic lights. Take the first left into Bell Lane and then right to Tidford Cottages. Number 7 is on the left under the archway.

## Viewings

Viewings by arrangement only. Call 01367 250011 to make an appointment.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>	<b>78</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	