



27 Perrinsfield, Lechlade, Gloucestershire, GL7 3SD

Asking Price £121,000

- 55% SHARED OWNERSHIP. Lease will be renewed by vendor on completion and can be made a condition of the contract
- Refitted kitchen
- Two bed mid terrace
- Westerly gardens
- Sitting/dining room
- Double car port

27 Perrinsfield, Lechlade, Gloucestershire, GL7 3SD

A two bedroom terraced house situated to the northern outskirts of the popular Cotswold market town of Lechlade on Thames. The property is owned on a 55% shared ownership plan. The accommodation comprises of an entrance hall, refitted kitchen, sitting/dining room, two bedrooms and a bathroom. Outside are enclosed westerly facing gardens and a double car port.

Additional Information:

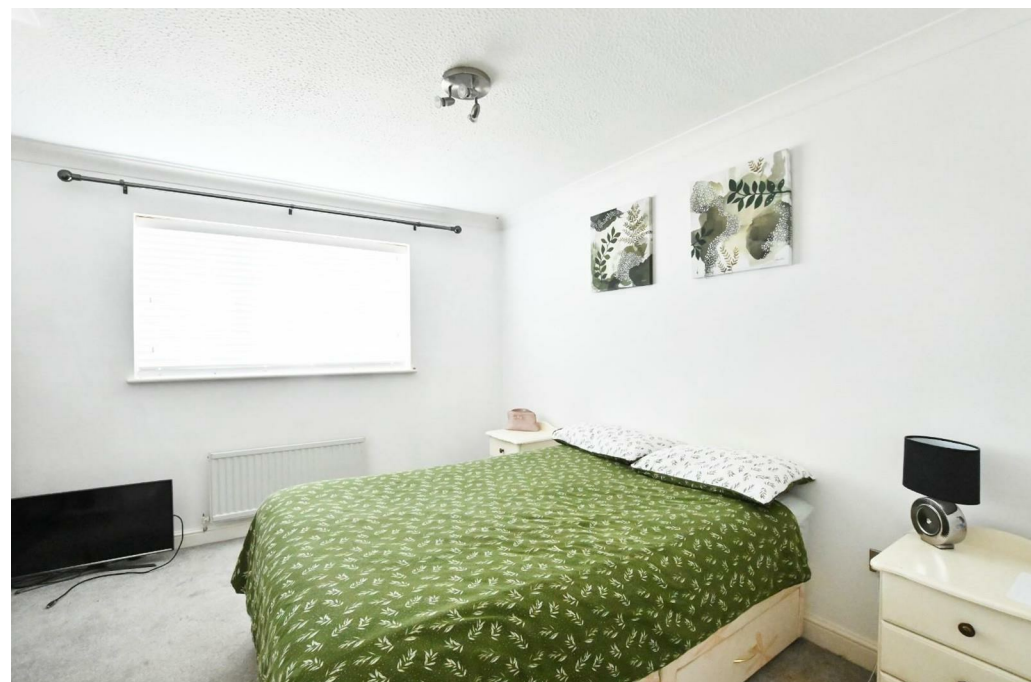
Council Tax Band- C

EPC Rating- C

Leasehold



Council Tax Band: C



CANOPIED ENTRANCE PORCH

Outside light. Part obscure glazed entrance door.

ENTRANCE HALL

Radiator. Archway to kitchen. Telephone point.

KITCHEN

7'10" x 7'9"

Window to front. Single drainer stainless steel sink unit with mixer tap inset into a rolled edge worksurface with cupboard below. Further range of refitted wall and base units. Tiled splashbacks. Four ring Lamona gas hob with extractor hood above and built in Lamona oven below. Space and plumbing for both a dishwasher and washing machine. Further utility space for a tumble dryer and fridge freezer. Wall mounted Worcester boiler for domestic hot water and central heating.

SITTING/DINING ROOM

16'8" x 11'10"

Patio doors to garden. Staircase to first floor. Understairs recess. Television point. Two radiators.

LANDING

Roof access.

BEDROOM ONE

12'0" x 9'2"

Window to rear. Radiator. Recess suitable for a wardrobe area.

BEDROOM TWO

10'6" x 6'9"

Window to rear. Radiator. Built in airing cupboard.

BATHROOM

7'9" x 4'10"

Obscure glazed window to front. Suite comprising of a panelled bath with Triton shower above, low level WC and pedestal wash basin. Fully tiled walls. Radiator.

OUTSIDE

To the front, a block paved pathway leads to the entrance. Laid to gravel with inset Cotswold stone edging. Outside tap.

The rear garden is westerly facing and enclosed by timber fencing. A gate and pathway lead to the car ports. Laid to lawn. Block paved patio. Stepping stone pathway.

DOUBLE CAR PORT

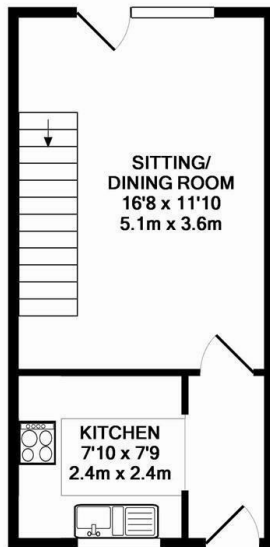
There is a double car port which is immediately to the right as you turn in. The border to the side also belongs and this could provide additional parking.

AGENTS' NOTE

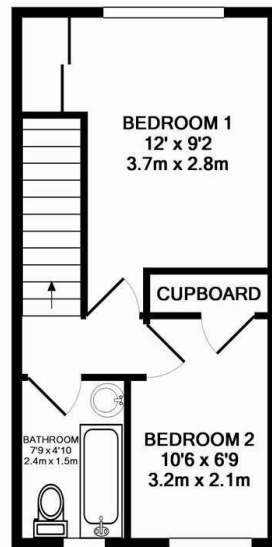
This property is owned on a 55% shared ownership agreement with The Guinness Partnership. The rent and service charge is £246.68 pcm to include buildings insurance for the year to March 2025. The lease remaining is currently for 66 years (2024).

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
APPROX. FLOOR
AREA 27.0 SQ.M.
(291 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 27.0 SQ.M.
(291 SQ.FT.)

TOTAL APPROX. FLOOR AREA 54.1 SQ.M. (582 SQ.FT.)

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

From the Market Place, proceed towards Burford. Turn left at the roundabout then left again into Perrinsfield. Turn right on the third traffic calmer and the property is on the right.

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) A			90
(81-91) B		72	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	