



## Tovey Cottage Sherborne Street, Lechlade, Gloucestershire, GL7

Asking Price £330,000

- Two bedroom semi detached bungalow
- Shower room
- Some work required
- Sitting room
- Garden
- Kitchen/dining room
- Off road parking

# Tovey Cottage Sherborne Street, Lechlade, Gloucestershire, GL7 3AN

A two bedroom semi detached bungalow situated in a no through road, close to the centre and to the riverside walks in the popular Cotswold market town of Lechlade on Thames. The main accommodation offers an entrance hall, sitting room, kitchen/dining room, two bedrooms and a shower room. Outside are gardens and off road parking. Some work required.

Joint sole agent: Moore Allen & Innocent, Lechlade

EPC Rating- C  
Council Tax Band- B  
Heating type – Gas



Council Tax Band: B



### ENTRANCE HALL

Half glazed panelled entrance door. Two radiators.

### SITTING ROOM

15'8" x 14'8"

Window to front. French doors to the side. Two radiators. Inset ceiling spotlights.

### KITCHEN/DINING ROOM

14'8" x 10'2"

Stable door to garden. Belfast sink with mixer tap over set into a wooden worksurface with cupboard below. Further wall and base units. Built in Diplomat hob with extractor above. Built in Diplomat oven. Integrated fridge freezer. Space and plumbing for washing machine. Wall mounted Biasi boiler for domestic hot water and central heating. Tiled flooring.

### BEDROOM ONE

12'1" x 9'8"

Window to front. Radiator.

### BEDROOM TWO

9'8" x 9'7"

Window to front. Radiator.

### SHOWER ROOM

Window to front. Suite comprising of a shower cubicle, low level WC and pedestal wash basin. Tiled splashbacks.

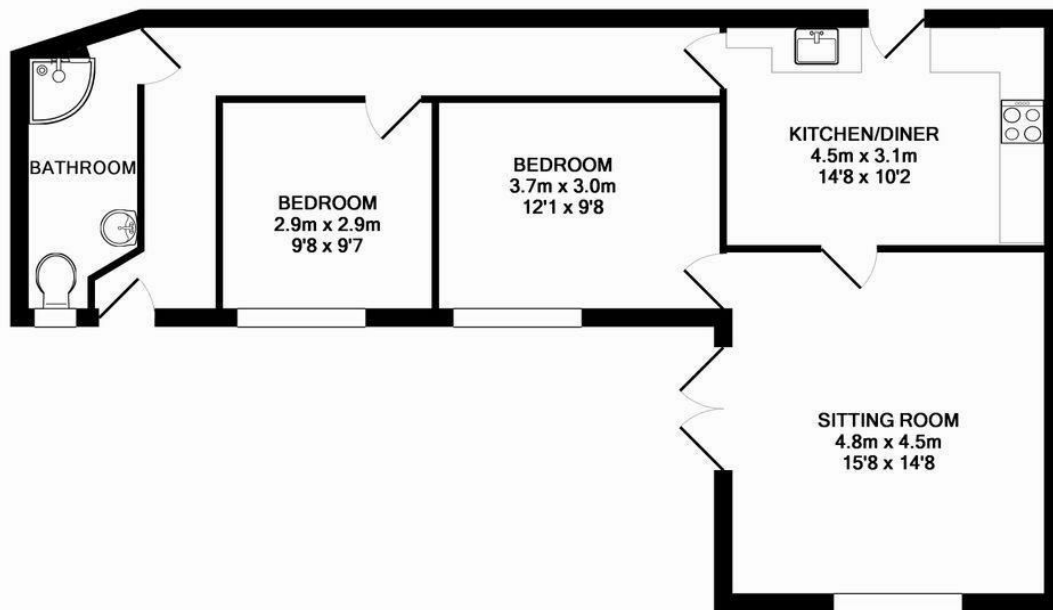
### OUTSIDE

To the front is a gravelled forecourt that provides off road parking.

The rear garden is easterly facing and enclosed. Timber shed. Patio.. Mature shrubs.

### 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.



TOTAL APPROX. FLOOR AREA 72.9 SQ.M. (784 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. Take the first turning left onto Sherborne Street and the property will be found on the left.

## Viewings

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

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC