



2 Butlers Field, Lechlade, Gloucestershire, GL7 3DF

Offers In Excess Of £280,000

- In need of updating
- Kitchen/dining room
- Enclosed gardens
- No onward chain
- Sitting room
- Three bedroom semi detached
- Residents' parking area

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A three bed semi detached situated in the popular Cotswold market town of Lechlade on Thames. Situated overlooking a small green, the accommodation offers an entrance hall, cloakroom, sitting room, kitchen/dining room, three bedrooms and a shower room. Outside are gardens and a residents' parking area. The property will require a degree of upgrading and is offered for sale with no onward chain.

Additional Information:

Council Tax Band- C

EPC Rating- C

Freehold



Council Tax Band: C



CANOPIED ENTRANCE PORCH

Half obscure glazed entrance door with leaded lights.

ENTRANCE HALL

Staircase to first floor. Understairs recess. Radiator.

CLOAKROOM

Obscure glazed window to front. Suite comprising of a low level WC and wall mounted wash basin. Tiled splashbacks. Radiator.

SITTING ROOM

17'6" x 10'0"

Patio doors to the garden. Window to front. Cotswold stone feature fireplace with matching stand to side. Radiator.

KITCHEN/DINING ROOM

14'11" x 11'2"

Half obscure glazed door to garden. Window to rear. One and a half bowl single drainer stainless steel sink unit with mixer tap inset into a rolled edge work surface. Further wall and base units. Tiled splashbacks. Space for an electric cooker with extractor above. Space and plumbing for both a washing machine and dishwasher. Further utility space. Radiator. Walk in larder store.

LANDING

Roof access. Built in wardrobe. Built in cupboard. Built in cupboard housing a Worcester boiler for domestic hot water and central heating.

BEDROOM ONE

12'6" x 11'2"

Window to rear. Radiator

BEDROOM TWO

12'5" x 11'2"

Window to rear. Radiator.

BEDROOM THREE

9'0" x 7'5"

Window to front. Radiator.

BATHROOM

9'0" x 6'7"

Obscure glazed window to front. Refitted as a shower room and now comprising of a shower cubicle, low level WC and pedestal wash basin. Tiled surrounds. Recess shelving. Fitted cupboard.

OUTSIDE

The frontage is a traffic free area and overlooks a small green. A gate and pathway lead to the entrance. Privet hedge. Laid to lawn with shrubs. Side pedestrian gate.

The rear garden is enclosed by a conifer hedge and timber fencing. Laid to lawn. Patio. Storage shed. Rear pedestrian gate and pathway leading to the footpath and to the parking area.

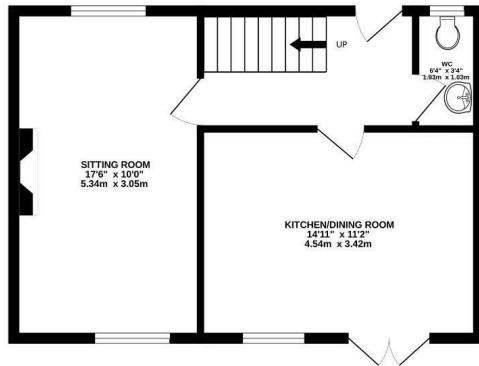
PARKING

There is parking in the nearby bay.

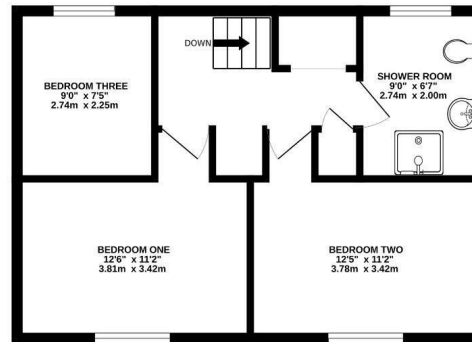
LECHLADE ON THAMES

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
432 sq.ft. (40.1 sq.m.) approx.



1ST FLOOR
437 sq.ft. (40.6 sq.m.) approx.



TOTAL FLOOR AREA: 869 sq.ft. (80.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 onto Hambidge Lane and first left onto Gassons Road. Turn right at the crossroads and this leads to Butlers Field. The property can be found at the end of the pathway. Alternatively, take the first right once in Butlers Field. At the end is a parking area. Use one of the bays numbered 2.

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) A		86
(81-91) B	76	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	