



## Halfpenny Cottage, 6 Thames Street, Lechlade, Gloucestershire, GL7

Asking Price £245,000

- An updated end terrace cottage
- Inner hall, cloakroom
- Refitted shower room
- No onward chain
- Short walk to both the centre and the Thames
- Refitted kitchen/dining room
- Courtyard garden
- Sitting room
- Two bedrooms
- Stone built store

# 6 Thames Street, Lechlade, Gloucestershire, GL7 3AG

A modernised and improved end terrace cottage situated a short walk to both centre and to the riverside walks of the popular Cotswold market town of Lechlade on Thames. The accommodation offers a sitting room, inner hall, rear lobby, cloakroom, refitted kitchen/dining room, two bedrooms and a refitted shower room. Outside is a stone built store and courtyard garden.

Additional Information:

Council Tax Band- C

EPC Rating- D

Freehold



Council Tax Band: C



### SITTING ROOM

11'11" x 10'8"

Half obscure glazed entrance door. Window to front. Victorian style feature fireplace. Radiator. Four wall lights. Television point.

### INNER HALLWAY

Window to rear. Staircase to first floor. Understairs cupboard. Tiled flooring. Radiator. Telephone point.

### REAR LOBBY

Half glazed door to rear. Window to side. Wooden shelving. Tiled flooring.

### CLOAKROOM

7'11" x 3'11"

Obscure glazed window to side. Suite comprising of a low level WC and vanity unit. Tiled flooring. Half wood panelled wall covering. Ladder radiator.

### KITCHEN/DINING ROOM

16'7" x 9'10"

Window to side. Belfast sink with mixer tap inset into a wooden worksurface. Good range of refitted wall and base units. Tiled splashbacks. Hisense four ring electric hob with extractor above and built in Hisense oven below. Integrated fridge, dishwasher and washer dryer. Cupboard housing a Worcester boiler for domestic hot water and central heating. Inset ceiling spotlights. Radiator.

### LANDING

Roof access.

### BEDROOM ONE

16'7" x 9'10"

Dual aspect with windows to front and rear. Two radiators. Victorian style feature fireplace. Two wall lights.

### BEDROOM TWO

11'11" x 7'3"

Window to front. Two wall lights. Radiator.

### SHOWER ROOM

5'11" x 5'6"

Window to rear. A refitted suite with shower cubicle, low level WC and wash basin set on a stand. Two wall lights. Ladder radiator. Built in linen cupboard.

### OUTSIDE

The rear courtyard garden is easterly facing and enclosed by timber fencing. A pedestrian gate and stepping stone path leads to the rear porch. Laid to gravel.

There is no parking at the property.

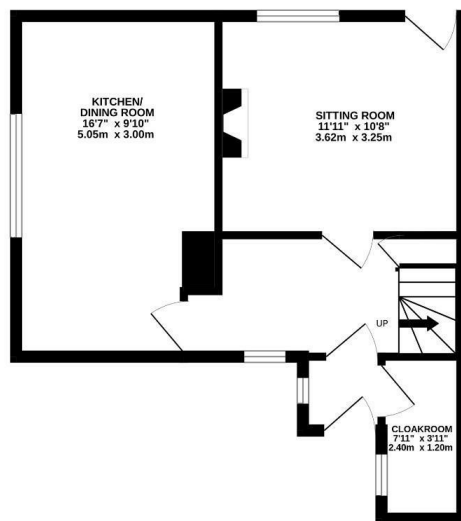
### OUTSIDE STORE

There is a stone built store/workshop.

### 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  
397 sq.ft. (36.9 sq.m.) approx.



1ST FLOOR  
350 sq.ft. (32.5 sq.m.) approx.



TOTAL FLOOR AREA : 747 sq.ft. (69.4 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 Fairford. Turn left at the traffic lights onto Thames Street and the cottage is on the left.

## 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>                            |         | 82        |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            | 63      |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| EU Directive 2002/91/EC                     |         |           |
| England & Wales                             |         |           |