



Wharf Cottage, 11 Thames Street, Lechlade, Gloucestershire, GL7

Asking Price £220,000

- Two bedroom terraced cottage
- Ground floor bathroom
- No onward chain
- Sitting/dining room
- East facing garden
- Refitted kitchen
- No parking at the property

Wharf Cottage, 11 Thames Street, Lechlade, Gloucestershire, GL7 3AG

An upgraded two bedroom terraced cottage situated a short walk to the river and to the centre of the popular Cotswold market town of Lechlade on Thames. The accommodation offers a sitting/dining room, fitted kitchen, bathroom and two bedrooms. Outside are gardens. There is no parking with the cottage.

EPC Rating- TBC. Council Tax Band- B. Heating type – Electric



Council Tax Band: B



SITTING/DINING ROOM

18'0" x 12'0"

Windows to front and rear. Staircase to first floor. Understairs cupboard. Two electric radiators. Television and telephone points. Part wood panelled walling.

KITCHEN

8'8" x 7'9"

Half glazed panelled door to garden. Window to side. One and a half bowl single drainer stainless steel sink unit inset into a wooden worksurface with cupboard below. Further range of refitted wall and base units. Tiled splashbacks. Four ring Hisense electric hob with extractor above and built in Hisense oven below. Integrated fridge. Integrated Electra dishwasher.

BATHROOM

8'3" x 7'9"

Obscure glazed window to side. Suite comprising of a panelled bath with mixer tap shower, all in one unit with WC and vanity basin. Ladder radiator. Tiled surrounds. Shaving point. Cupboard housing a Candy washing machine and hot water cylinder. Wall mounted cupboard.

LANDING

BEDROOM ONE

12'0" x 9'1"

Window to front. Electric radiator.

BEDROOM TWO

9'0" x 8'10"

Window to rear. Electric radiator.

OUTSIDE

To the front are steps from the pavement and a forecourt with shrubs.

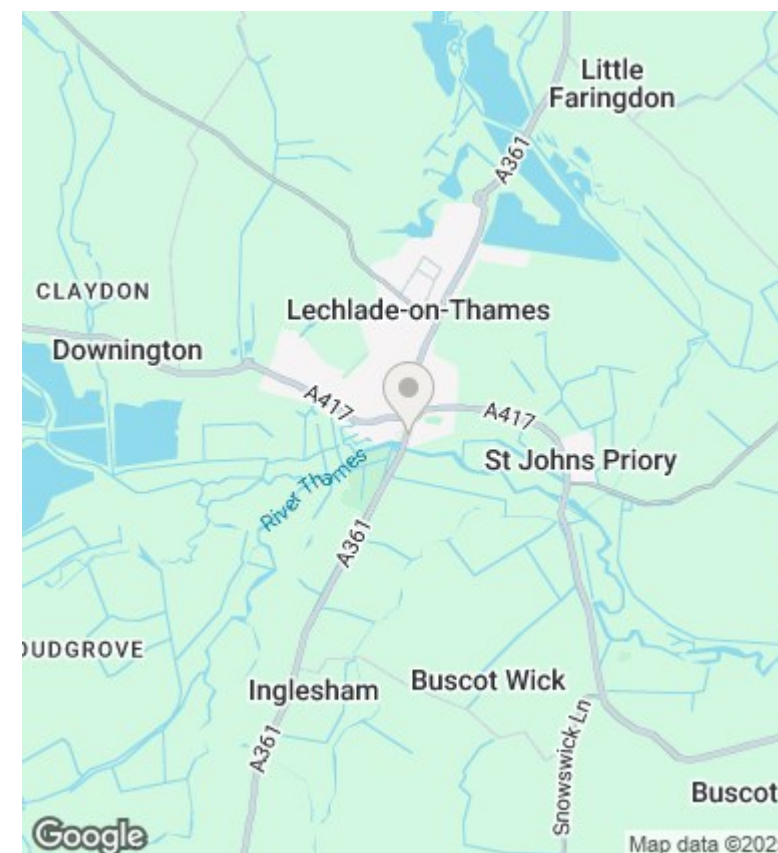
The rear garden is enclosed by timber fencing and is easterly facing. Rear pedestrian gate and a pathway leading to Thames Street. Laid to gravel. Raised bed. Outside garden store. Outside tap.


AGENTS' NOTE

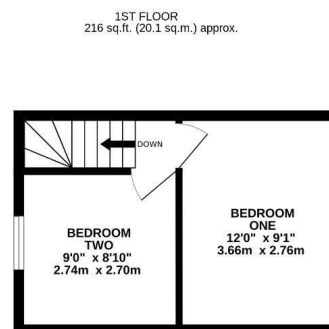
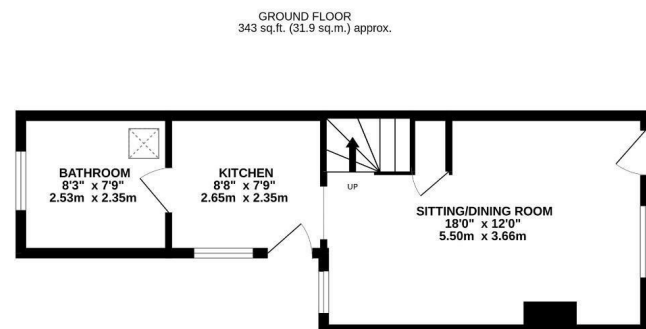
At the time of taking instructions, it is possible that the owner may wish to sell items of furniture at the cottage.

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



TOTAL FLOOR AREA : 559 sq.ft. (52.0 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 the traffic lights and turn left onto Thames Street. The cottage will be found on the left.

Viewings

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