



Crail Burford Road, Lechlade, Gloucestershire, GL7 3ET

Offers In Excess Of £475,000

- Extended semi detached house
- Sitting room with woodburner
- Attic bedroom with en suite shower room
- No onward chain
- Far reaching views to the rear
- Utility and cloakroom
- Gardens
- Impressive open plan kitchen/dining/family room
- Three first floor bedrooms and a bathroom
- Driveway parking for several vehicles

Crail Burford Road, Lechlade, Gloucestershire, GL7 3ET

An extended semi detached boasting a non estate location with far reaching views to the rear and situated towards the northern outskirts of the popular Cotswold market town of Lechlade on Thames. The main accommodation offers an entrance hall, cloakroom, utility, sitting room and an open plan kitchen/dining/family room to the ground floor. On the first floor are three bedrooms and a bathroom. An attic bedroom with en suite shower room completes the accommodation. Outside are gardens and driveway parking for several vehicles.

Additional Information:

Council Tax Band- C

EPC Rating- C

Freehold



Council Tax Band: C



ENTRANCE HALL

Part glazed entrance door. Wood effect tiled flooring. Staircase to first floor. Built in cupboard with hot water cylinder and storage.

CLOAKROOM

Obscure glazed window to front. Suite comprising of a low level WC and a stone wash basin set onto a wooden base. Wood effect tiled flooring. Tiled splashbacks. Ladder radiator.

UTILITY ROOM

Half glazed door and window to rear. Window to side. Single drainer stainless steel sink unit with mixer tap inset into a rolled edge worksurface withy cupboard below. Further good range of fitted wall and base units. Space and plumbing for automatic washing machine. Space for a tumble dryer. Further utility space. Wood effect tiled flooring.

SITTING ROOM

18'4" x 13'6"

two windows to front. Logburner as fitted. Two radiators. Wooden flooring.

KITCHEN/DINING/FAMILY ROOM

An impressive open plan area with views to the rear. There is underfloor heating in the dining/family area.

KITCHEN

18'4 x 9'4"

One and a half bowl ceramic sink unit with mixer tap inset into a wooden worksurface with drawers below. Further good range of fitted wall and base units. Tiled splashbacks. Tiled flooring. Four ring AEG hob with extractor canopy above. Built in Neff oven below. Space and plumbing for a dishwasher. Further utility space. Radiator.

DINING/FAMILY ROOM

16'0" x 9'1"

French doors and windows to the rear. Window to side. Tiled flooring with underfloor heating.

LANDING

Staircase to the attic bedroom. Understairs recess. Radiator.

BEDROOM TWO

11'9" x 10'2"

Window to front. Radiator. Built in cupboard.

BEDROOM THREE

12'8" x 11'9"

Window to rear with views across the neighbouring farmland. Radiator.

BEDROOM FOUR

8'1" x 6'9"

Window to front. Radiator.

BATHROOM

Obscure glazed window to rear. Suite comprising of a panelled bath with shower above, all in one unit with WC and wash basin. Ladder radiator. Tiled surrounds. Wood effect tiled flooring with underfloor heating.

ATTIC BEDROOM ONE

18'3" x 15'4"

Window to rear with elevated views across the neighbouring farmland. Radiator.

EN SUITE SHOWER ROOM

Window to rear. Suite comprising of a shower cubicle, low level WC, and a vanity unit. Ladder radiator. Tiled surrounds.

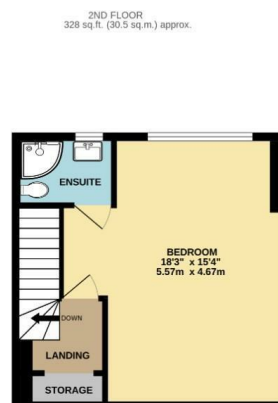
OUTSIDE

The property is approached through a pillared entrance leading to a driveway providing parking for two-three cars. Wood store. Laid to lawn. There are steps and also a sloped access to the entrance.

The rear garden is south easterly facing. Laid to lawn. Patio. Artificial lawn. Flower and shrub borders. Greenhouse. Timber shed. Outside tap. Side pedestrian gate.

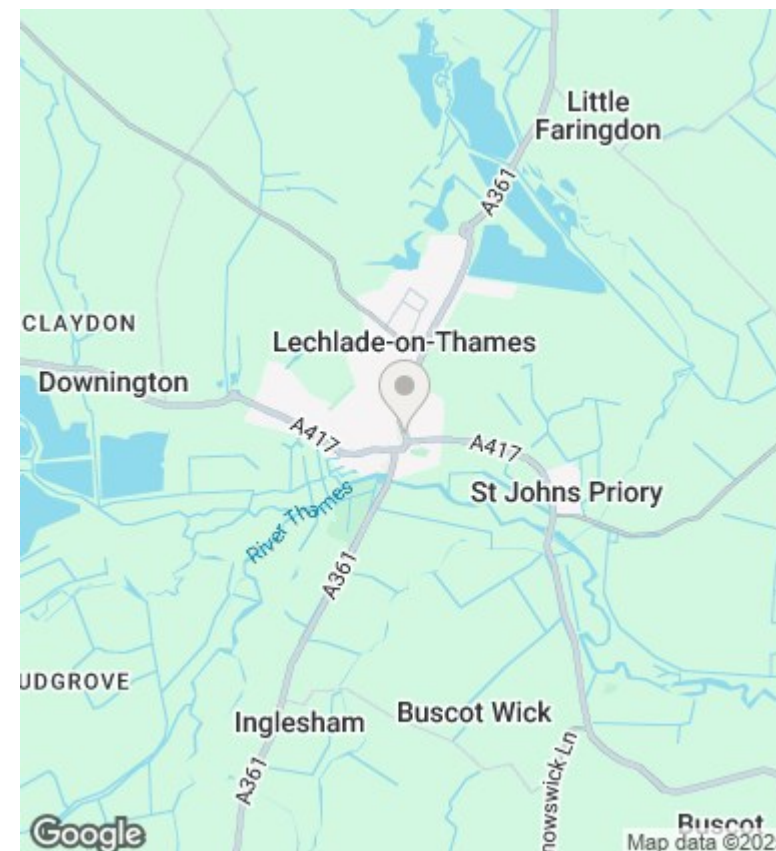
LECHLADE ON THAMES

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 FLOOR AREA: 1490 sq.ft. (138.4 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 Burford. Crail is set back on the right just after the petrol station.

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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	73	82
EU Directive 2002/91/EC		
England & Wales		