



## Little Barrow High Street, Lechlade, Gloucestershire, GL7 3AE

Offers In Excess Of £400,000

- Character cottage in the centre of this popular Cotswold market town
- Kitchen/breakfast room
- Two adjoining second floor rooms
- Dining room
- First floor sitting room
- Garden
- Ground floor bathroom
- Main Bedroom
- No onward chain

# Little Barrow High Street, Lechlade, Gloucestershire, GL7 3AE

A character cottage situated in the heart of the popular Cotswold market town of Lechlade on Thames, close to the market place and to the riverside walks. The main accommodation offers an entrance lobby, dining room, inner hall, bathroom and a kitchen/breakfast room to the ground floor. On the first floor is a sitting room and double bedroom. On the attic floor are two adjoining rooms. Outside are gardens to the rear. No onward chain.

EPC Rating- C

Council Tax Band- C

Heating type – Gas Central Heating



Council Tax Band: C





### ENTRANCE LOBBY

Entrance door.

### DINING ROOM

15'6" x 12'6"

Window to front with window seat. Functional fireplace. Staircase to first floor. Understairs cupboard. Exposed timbers and walling.

### INNER HALLWAY

Built in cupboard. Radiator.

### BATHROOM

8'8" x 7'4"

Suite comprising of a panelled bath with mixer tap shower, pedestal wash basin and low level WC. Tiled surrounds. Ladder radiator.

### KITCHEN/BREAKFAST ROOM

10'9" x 9'9"

Window and half glazed panelled door to garden. Belfast sink with mixer tap inset into a wooden worksurface. Range of bespoke stained wood units. Woodstripped flooring. Radiator. Space and plumbing for a washing machine. Space for a range style cooker.

### FIRST FLOOR SITTING ROOM

15'6" x 12'6"

Staircase from the ground floor and another to the top floor. Window to front. Fireplace. Radiator. Door to bedroom.

### BEDROOM

11'10 x 9'5"

Window to rear. Radiator.

### BEDROOM

12'6" x 8'9"

Staircase from the first floor sitting room. Window to front. Cupboard housing a Vaillant boiler for domestic hot water and central heating. Radiator. Corridor to

### DRESSING ROOM/BEDROOM

12'10" x 8'10"

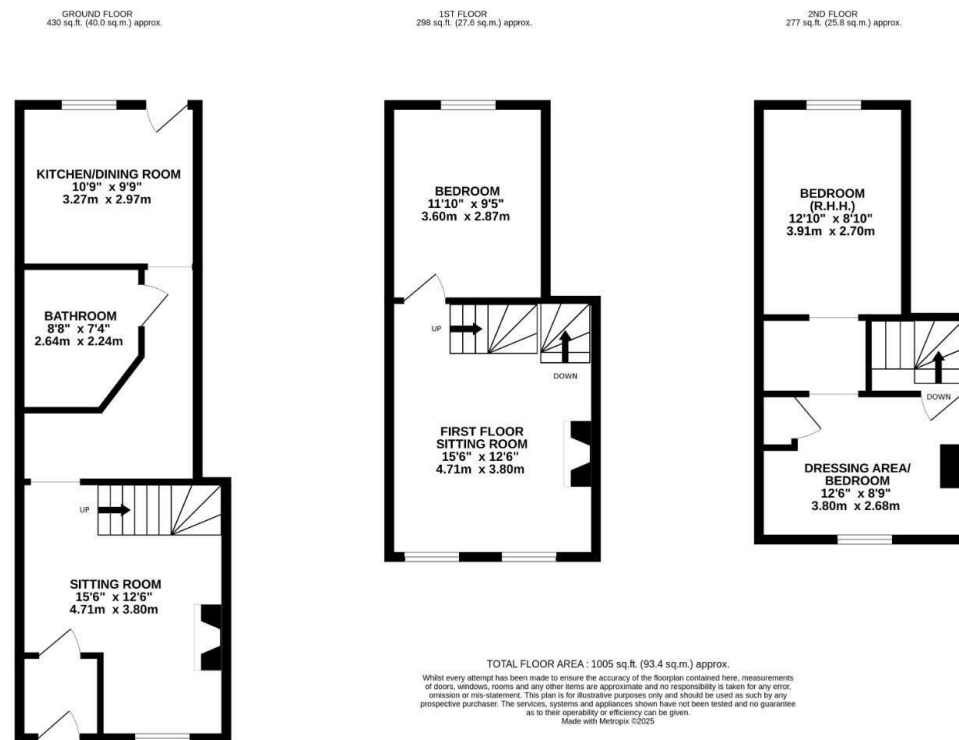
Window to rear. Radiator. Restricted head height. Because there is not a separate access, this room cannot be called a bedroom although that is how it could be utilised.

### OUTSIDE

Enclosed rear garden. Laid to patio. Stone built store. Outside tap.

### 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.



## Directions

From the Market Place on foot, proceed towards Fairford. The property is on the right shortly after the traffic lights.

## 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>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC