



5 Thames Street, Lechlade, Gloucestershire, GL7 3AG

Asking Price £230,000

- Upgraded two bedroom cottage
- Refitted bathroom
- Sitting/dining room
- Stone built utility store
- Refitted kitchen
- Courtyard garden

5 Thames Street, Lechlade, Gloucestershire, GL7 3AG

An upgraded terraced cottage situated in the centre of the popular Cotswold market town of Lechlade on Thames. The accommodation offers a sitting/dining room, refitted kitchen, refitted bathroom and two bedrooms. Outside is a courtyard garden and a stone built utility/store.

Additional Information:

Council Tax Band- G

EPC Rating- E

Freehold



Council Tax Band: B



SITTING/DINING ROOM

Half obscure glazed entrance door. Window to front. Woodburner as fitted. Wooden floorboards and quarry stone flooring. Exposed stone walls. Electric heater. Understairs cupboard. Staircase to first floor.

KITCHEN

8'0" x 7'8"

Half obscure glazed door to garden. Window to rear. Belfast sink with mixer tap inset into a wooden worksurface with cupboard below. Further range of refitted wall and base units. Tiled splashbacks. Wood effect flooring with underfloor heating. Skylight. Four ring Hotpoint hob with extractor canopy above and built in Hotpoint oven below.

BATHROOM

Obscure glazed window to rear. Refitted suite comprising of a panelled bath with mixer tap dual flow shower above, vanity unit and low level WC. Tiled surrounds. Wood effect flooring with underfloor heating.

LANDING

BEDROOM ONE

11'9" x 9'1"

Window to front. Woodstained floorboards. Electric heater.

BEDROOM TWO

8'8" x 7'7"

Window to rear. Electric heater. Woodstained floorboards. Roof access.

COURTYARD GARDEN

The courtyard is enclosed by timber fencing with a pedestrian gate to the rear alleyway. Laid to tile. Outside taps.

UTILITY STORE

11'10" x 8'4"

A stone built store with power and lighting. Also plumbing for a washing machine and further utility/storage space. There is also an old red brick fireplace.

AGENTS' NOTES

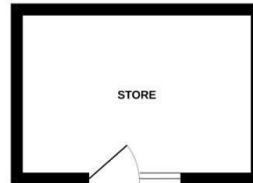
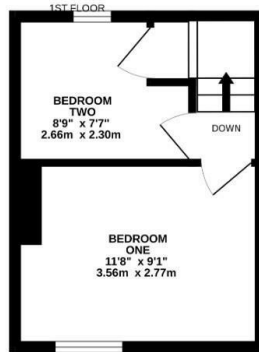
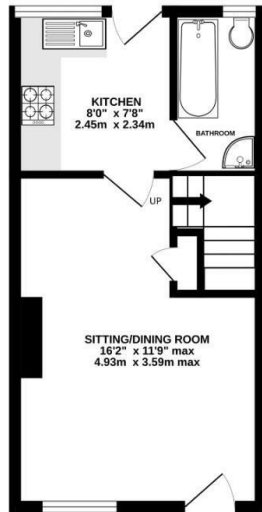
We are advised that the front double glazing has sound proofing.

There is no parking with this 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.

GROUND FLOOR



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

On foot, from the Market Place, turn left at the lights towards Swindon. This is Thames Street and the cottage will be found short distance 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) A		94
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC