

Cannons Drive, St. Johns Priory Lechlade GL7 3HP



welcome to

Cannons Drive, St. Johns Priory Lechlade

Allen and Harris are delighted to offer this large two bedroom park home location in the popular St. Johns Priory development on the outskirts of Lechlade on Thames and offers entrance porch, 19ft living room/dining room, 10ft kitchen, two double bedrooms and a re-fitted shower room.













Porch

Front aspect door and side aspect window.

Kitchen

Irregular Shaped Room 10' 2" x 9' 8" (3.10m x 2.95m) Side aspect window, fitted kitchen comprising of a range of eye and low level units, rolled edged worktops, single bowl sink, fitted electric oven and hob with cooker hood, plumbing for washing machine, further appliance space, splashbacks.

Inner Hall

Doors to all rooms.

Living/dining Room

19' 8" x 11' 2" (5.99m x 3.40m) Front and side aspect windows, front aspect door, radiator and air con unit.

Bedroom One

12' 3" x 9' 7" (3.73m x 2.92m) Side and rear aspect windows and radiator.

Bedroom Two

9' 8" x 9' 8" (2.95m x 2.95m) Side aspect window and radiator.

Bathroom

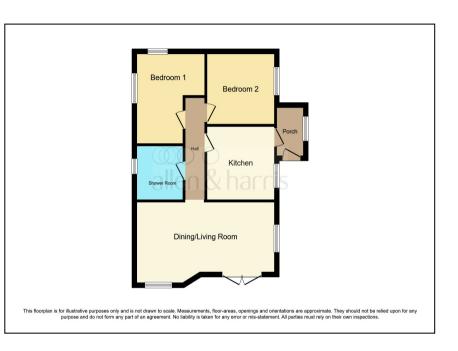
Re-fitted suite comprising of walk in shower enclosure, low level WC, hand wash basin with vanity unit underneath, part tiles walls, radiator, storage cupboard and side aspect window.

Garden

Enclosed panel fencing, patio area with single boarders.

Driveway

Driveway parking to the front and side for two/three cars.







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Cannons Drive, St. Johns Priory Lechlade

- Two Bedroom Park Home
- NO ONWARD CHAIN
- Re-fitted Shower Room
- Driveway for Two/Three Cars
- Enclosed Garden

Tenure: EPC Rating: Exempt We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.

£175,000



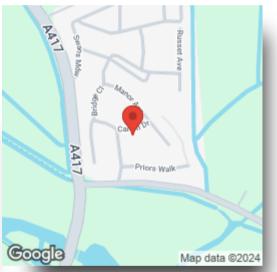


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Property Ref: HWT105672 - 0004 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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Please note the marker reflects the postcode not the actual property

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