



Russett Avenue, St. Johns Priory Lechlade GL7 3HS



welcome to

Russett Avenue, St. Johns Priory Lechlade

Allen and Harris are pleased to offer to the market with NO ONWARD CHAIN this well presented double unit located in the popular St. John's Priory park offering two reception rooms, kitchen, two double bedrooms with the master boasting a walk in wardrobe and en-suite shower.



Entrance Hall

Side aspect door, radiator and doors leading to all rooms.

Dining Room

9' 5" x 7' 3" (2.87m x 2.21m)

Side aspect window and radiator with arch to the lounge.

Lounge

19' 5" x 10' 8" (5.92m x 3.25m)

Front and side aspect windows, radiator and feature fire place.

Kitchen

13' 1" x 9' 5" (3.99m x 2.87m)

Fitted kitchen comprising of a range of eye and low level units, work surfaces, single bowl sink and drainer, plumbing for a washing machine, electric under oven, gas hob and extractor fan, side aspect window and door to the garden.

Bedroom One

9' 8" x 9' 5" (2.95m x 2.87m)

Side aspect window, radiator, walk in wardrobe and door to the en-suite.

En-Suite

Fitted suite comprising of shower cubicle, low level WC, hand wash basin, part tiled walls, rear aspect window, radiator.

Bedroom Two

11' 9" x 9' 5" (3.58m x 2.87m)

Side aspect window, radiator and fitted wardrobes.

Bathroom

Fitted suite comprising of panel enclosed bath, low level WC, hand wash basin, radiator and side aspect window.

Garden

Large patio area with mature shrub borders, shed and greenhouse over looking fields and woodlands.

Driveway

Driveway parking for one car.



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Russett Avenue, St. Johns Priory Lechlade

- Park Home
- Double Unit
- NO ONWARD CHAIN
- Two Double Bedrooms
- Two Bathrooms

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.

£180,000



Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/HWT105708



Property Ref:
HWT105708 - 0003

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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