



**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 fireplace.

**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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welcome to

## 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.

# £165,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HWT105708 - 0005

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