



The Cursus, Lechlade GL7 3SB

welcome to

The Cursus, Lechlade

Allen and Harris are delighted to market this beautifully presented four bedroom detached family home located in a quiet cul-de-sac location in the very popular Lechlade on Thames and offers 3 reception rooms, Kitchen, utility and ensuite to master bedroom. call now to arrange your viewing!



Entrance Door

Entrance Hall

Radiator, Understairs cupboard.

Cloakroom

Double glazed window to front. Radiator, Wash hand basin. W.C.

Lounge

21' 10" Max x 14' 7" Max (6.65m Max x 4.45m Max)

Double glazed window to front. Feature gas fire, Radiator. Door to rear garden.

Dining Room

9' 7" x 10' 11" (2.92m x 3.33m)

Double glazed window to rear. Radiator.

Reception Room Three

8' 4" x 15' 3" (2.54m x 4.65m)

Double glazed window to front. Radiator.

Kitchen

9' x 12' 8" (2.74m x 3.86m)

Double glazed window to rear. Range of wall and base mounted units with work surfaces over.

Integrated oven and hob. Sink and drainer unit.

Space for dishwasher. Radiator.

Utility Room

7' 4" x 10' 3" (2.24m x 3.12m)

Double glazed window to side. Door to garden. Sink and drainer unit. Base units with work surfaces over.

Space for washing machine. Space for dishwasher.

Boiler. Radiator.

Landing

Loft access. Airing cupboard.

Bedroom One

12' 10" x 12' 7" Into Bay (3.91m x 3.84m Into Bay)

Double glazed window to front, Radiator. Fitted wardrobe.

Bedroom Two

11' x 10' 10" (3.35m x 3.30m)

Double glazed window to rear. Radiator, Fitted wardrobe,

En-Suite

5' 5" x 6' 7" (1.65m x 2.01m)

Double glazed window to rear. Bath with shower over. Wash hand basin. W.C. Part tiled walls. Radiator.

Bedroom Three

8' 9" x 14' 8" (2.67m x 4.47m)

Double glazed window to front. Radiator, Fitted wardrobes.

Bedroom Four

11' 2" x 7' 7" (3.40m x 2.31m)

Double glazed window to rear. Radiator.

Bathroom

Double glazed window to rear. Shower. Wash hand basin. W.C. Heated towel rail. Extractor fan. Floor to ceiling panels.

Front Garden

Driveway. Lawn. Patio. Mature shrubs and trees.

Rear Garden

Enclosed. Laid to lawn. Patio. Mature shrubs and trees.

Disclaimers

** This property is being sold on behalf of a corporate client. It is marketed subject to obtaining the grant of probate and must remain on the market until contracts are exchanged. as part of a deceased's estate it may not be possible to provide answers to the standard property questionnaire. Please refer to the agent before viewing if you feel this may affect your buying decision. **

Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order,



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welcome to

The Cursus, Lechlade

- Detached Family Home
- Four Bedrooms + En-suite to Master
- 3 Reception Rooms, Lounge, Study, Dining Room
- Kitchen, Utility Room and Cloakroom
- Private Enclosed Rear Garden

Tenure: Freehold EPC Rating: C

£625,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HWT105683 - 0012

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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