



Swansfield, Lechlade GL7 3SF

welcome to

Swansfield, Lechlade

A fantastic opportunity to acquire this beautiful two bedroom house location in the popular Cotswold town Lechlade. The property benefits from a spacious lounge and 2 generous double bedrooms. landscaped garden and 2 parking spaces. Call now to arrange your viewing!



Entrance Door

Entrance Hall

Double glazed door. Solid oak flooring. Radiator.

Kitchen

7' 10" x 8' 7" (2.39m x 2.62m)

Double glazed window to front, Range of wall and base mounted units with work surfaces over, Sink and drainer unit, Wall mounted boiler. Electric oven and hob with cooker hood over. (gas point be hind). Space for fridge freezer. Space and plumbing for washing machine.

Lounge

16' x 11' 9" (4.88m x 3.58m)

Double glazed patio doors. Solid oak flooring. Tall feature radiator. Electric fireplace.

Landing

Two storage cupboards.

Bedroom One

12' 10" Max x 11' 10" (3.91m Max x 3.61m)

Two double glazed windows to front and rear.

Radiator, Built-in wardrobes. Loft access.

Bedroom Two

11' 10" Max x 16' 5" (3.61m Max x 5.00m)

Double glazed window to rear. Radiator. Loft access with ladder,

Bathroom

Double glazed window to front. Bath with mixer taps and electric shower over. Wash hand basin. W.C. Part tiled walls. Shaver point. Extractor fan.

Rear Garden

Landscaped. Composite decking. Raised terraced with side access. LED deck and sleeperlights. Artificial grass,

Parking

Two allocated spaces.

Log Cabin

7' 8" x 9' 2" (2.34m x 2.79m)

Currently used as a hobbies work shop. Power and lighting,



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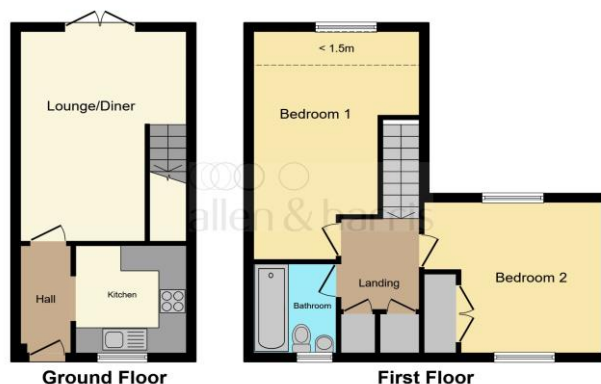
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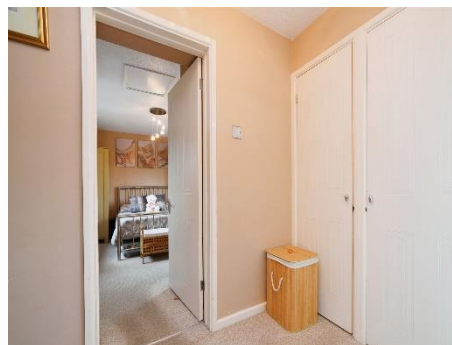
- Two Spacious Double Bedrooms
- Modern Kitchen
- Lounge/Diner
- Landscaped Garden
- Parking for Two Cars

Tenure: Freehold EPC Rating: C

£300,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement must rely upon its own inspection(s). Powered by www.focalagent.com



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Property Ref:
HWT105770 - 0004

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