

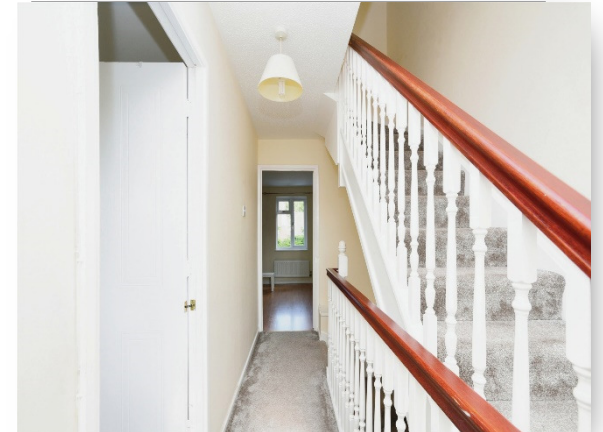


**Perrinsfield, Lechlade GL7 3SE**

**welcome to**

**Perrinsfield, Lechlade**

Allen and Harris are delighted to bring to the market this well presented three bedroom town house tucked away in a quiet cul-dec-location in the very popular market town of Lechlade on Thames, offering flexible living accommodation over three floors and a single garage and driveway.



### **Entrance Hall**

Front aspect door, radiator, stairs to the first floor and doors leading to the garage, cloakroom and kitchen.

### **Cloakroom**

Low level WC and hand wash basin with splash backs.

### **Kitchen**

15' 3" x 11' 8" ( 4.65m x 3.56m )

Fitted kitchen comprising of a range of eye and low units, rolled edged worktops, single bowl sink and drainer, plumbing for washing machine and dishwasher, cooker point, tiled splash backs. doors to the conservatory.

### **Conservatory**

11' 4" x 8' 5" ( 3.45m x 2.57m )

UPVC and brick built with French doors to the garden.

### **First Floor Landing**

Doors to all rooms, front aspect window and stairs to the first floor.

### **Lounge**

15' 2" x 14' 5" ( 4.62m x 4.39m )

Rear windows, radiator and laminated floor.

### **Bedroom Three**

12' 5" x 9' 1" ( 3.78m x 2.77m )

Front aspect window and radiator.

### **Second Floor**

Storage cupboard, loft access and doors to all rooms.

### **Bedroom One**

12' 6" x 15' 2" ( 3.81m x 4.62m )

Front aspect windows, radiator and laminated flooring.

### **Bedroom Two**

8' 4" x 12' 7" ( 2.54m x 3.84m )

Rear aspect window, radiator and built in wardrobes.

### **Bathroom**

Fitted suite comprising of a panel enclosed bath with shower, low level WC, hand wash basin, part tiled walls, radiator and rear aspect window.

### **Rear Garden**

Enclosed by panel fencing, patio area, laid to lawn and rear aspect gate.

### **Garage**

16' 4" x 8' 5" ( 4.98m x 2.57m )

Up and over door, light and power, plumbing washing machine.

### **Driveway**

Ample driveway parking in front of garage.



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## Perrinsfield, Lechlade

- Townhouse
- Three Bedrooms
- No Onward Chain
- Two Reception Rooms
- Modern Fitted Kitchen

Tenure: Freehold EPC Rating: C

**£375,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HWT105881 - 0006

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