



**St Johns Priory Bridge Close, Lechlade GL7 3EZ**





## Hall

Front aspect door, radiator, storage cupboard.

## Lounge/Diner

18' 9" x 20' 1" ( 5.71m x 6.12m )

Front and side aspect windows, radiator, feature fireplace.

## Kitchen

10' 2" x 9' 4" ( 3.10m x 2.84m )

Fitted Kitchen comprising of a range of eye and low units, rolled edged worktops, single bowl sink and drainer, electric hob, fitted eye level oven, plumbing for washing machine, space for further appliance, tiled splashbacks, rear aspect window and door to the conservatory.

## Conservatory

17' 2" x 5' 9" ( 5.23m x 1.75m )

Single glazed conservatory and door to garden.

## Bedroom One

12' 4" x 9' 7" ( 3.76m x 2.92m )

Side aspect window, radiator, built in wardrobe.

## Bedroom Two

10' 7" x 10' 10" ( 3.23m x 3.30m )

## Shower Room

Fitted shower room comprising of shower cubicle, low level YWCA, hand wash basin, part tiled walls, vinyl floor, rear aspect window and radiator.

## Garden

Large wrap around plot enclosed by fencing, laid to lawn with mature trees and shrub borders, patio, pond and shed.

## Driveway

Driveway parking for one/two cars, further parking available in the main car park opposite.



***view this property online*** [allenandharris.co.uk/Property/HWT105970](https://allenandharris.co.uk/Property/HWT105970)



**welcome to**

## **St Johns Priory Bridge Close, Lechlade**

- Park Home
- Double Unit
- Two Bedrooms
- Large Open Plan Lounge/diner
- Kitchen

Tenure: EPC Rating: Exempt

Council Tax Band: A

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.

# £200,000



Please note the marker reflects the postcode not the actual property

**view this property online** [allenandharris.co.uk/Property/HWT105970](https://allenandharris.co.uk/Property/HWT105970)



Property Ref:  
HWT105970 - 0004

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.

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
**allen & harris**



**01793 762407**



[Highworth@allenandharris.co.uk](mailto:Highworth@allenandharris.co.uk)



40A High Street, HIGHWORTH, Wiltshire, SN6 7AQ



**[allenandharris.co.uk](https://allenandharris.co.uk)**