Perrinsfield, Lechlade GL7 3SE

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Perrinsfield,Lechlade

Welcome to this modern three-bedroom, three-storey townhouse, nestled in the sought-after market town of Lechlade-on-Thames. Thoughtfully designed, this home combines comfortable living spaces with a prime location, perfect for both town and country lovers.

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 tilled 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
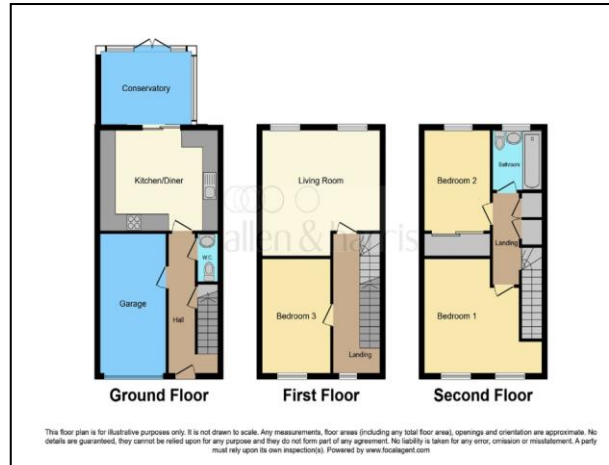Ample driveway parking in front of garage

welcome to

Perrinsfield, Lechlade

- Mid Terrace Town House
- Three Bedrooms
- No Onward Chain
- Modern Fitted Kitchen
- Conservatory

Tenure: Freehold EPC Rating: C

£325,000

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. No 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. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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