





welcome to

Cannons Drive, St. Johns Priory Lechlade

**Virtual Tour ** CHECK OUT OUR 3D MATAPORT TOUR! St John's site in Lechlade, offered with no onward chain. Features include a large lounge opening to the garden, modern kitchen, refitted shower room, two double bedrooms, utility porch, wraparound private garden, and driveway.













Entrance Porch

11' 7" x 3' 11" (3.53m x 1.19m)

Front aspect door, front and side aspect windows, work surface with eye and low level units, plumbing for a washing machine, laminated flooring and solar panel board.

Hallway

Front aspect door and doors too all rooms.

Lounge

19' 8" x 10' 1" (5.99m x 3.07m)

Rear and aside aspect windows, rear aspect patio doors to the garden and radiators.

Kitchen

12' 8" x 5' 4" (3.86m x 1.63m)

Fitted kitchen offering a range of eye and low level units, work surfaces, single bowl sink and drainer, fitted electric oven, electric hob and cooker hood, further appliance space, side aspect window, tiled splash backs and vinyl flooring.

Bedroom One

10' 7" x 7' 7" (3.23m x 2.31m)

Side aspect window, radiator and built in wardrobes.

Bedroom Two

10' 8" x 7' 4" (3.25m x 2.24m)

Side aspect window, radiator and built in wardrobes.

Shower Room

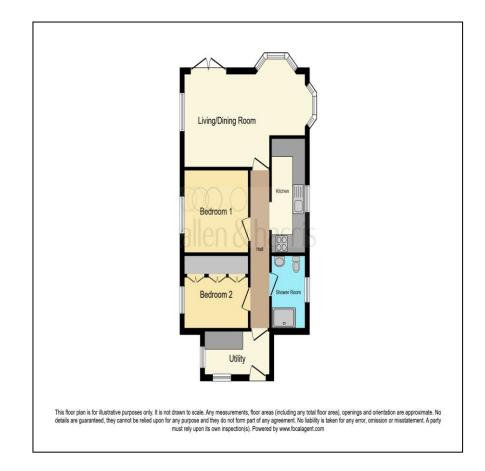
Re-fitted suite comprising of shower enclosure, low level wc, hand wash basin, shelving, fully tiled walls, vinyl flooring, towel radiator, side aspect window.

Garden

Wrap around plot with patio area to the rear, mature boarders and trees, shingle, shed.

Driveway

Driveway to the front.







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Cannons Drive, St. Johns Priory Lechlade

- **Virtual Tour**
- **Detached Park Home**
- Two Double Bedrooms
- Modern Kitchen and Bathroom
- Wrap Around Plot/ Private Garden

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.

£190,000









Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/HWT106046



Property Ref: HWT106046 - 0003 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 quidance 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.

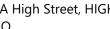






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