





97 Perrinsfield, Lechlade, Gloucestershire.

DIRECTIONS

Please use the postcode GL7 3SE or call the office at any time for detailed directions from your location.

SUMMARY

Three storey semi-detached home situated in a desirable part of this popular residential area with a private driveway. The property offers versatile space suitable for family living. There is a great kitchen/dining/family area opening onto the large garden as well as parking and a garage.

PROPERTY

The property is accessed via the solid green front door and opens up to the hallway which houses the downstairs wc under the stairs and the stairs to other floors. Off the hallway is the converted garage - half of this space is leant to being a practical study and the rest is used currently as a utility. The kitchen offers practical living space and is large enough for a dining table. Included is a range of units, and the space leads into the conservatory / day room which is light and airy. This room is fantastic for family living and has a great feel about it. Double doors open up to the garden. On the first floor there is a large living room and a children's bedroom.

The top floor houses the family bathroom complete with wc, sink, and bath with shower over head. There are also two good sized airing cupboards / storage cupboards. The further two bedrooms are both doubles and have fitted wardrobes in both. This property has a great feel to it and would be a fabulous home for a family for a long term rent.

GARDENS

There are low maintenance gardens to front and rear of this property. The back garden has been mostly laid to paving and is South West facing, which offers a constant stream of sunlight. The front garden and driveway has ample space for at least two cars and there is a gravel pathway to the front door.

LOCATION

Lechlade is a small attractive riverside town on the edge of the Cotswolds. There are good schools locally as well as many great amenities. Set in an area of outstanding natural beauty, it is still within easy access to Swindon, Cirencester, Cheltenham, Burford and Oxford.

VIEWING

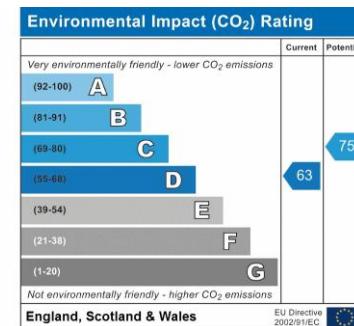
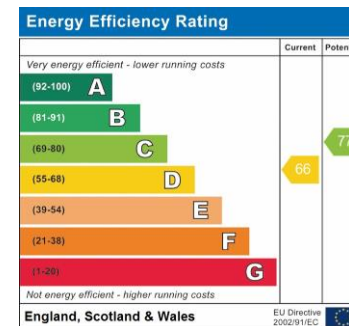
Viewing is available by appointment 7 days a week. Please call your local office to arrange.

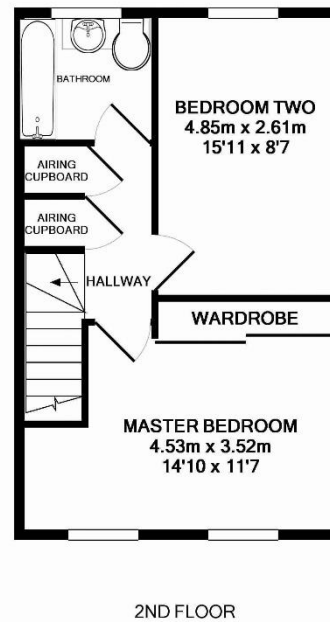
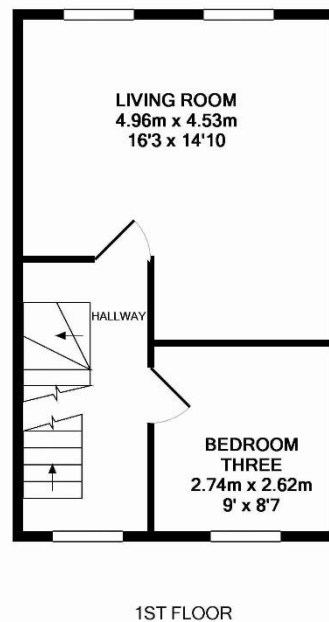
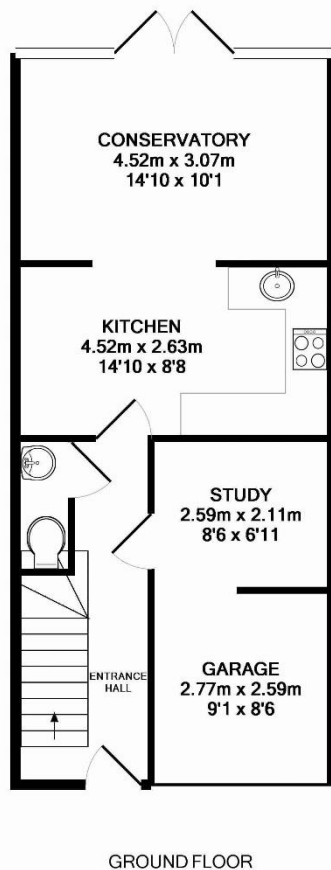
FEES

For a full scale of potential fees, please see the full online listing, our website, in the office, or speak with a member of the team.

AGENTS NOTE

We wish to inform prospective purchasers that we have prepared these particulars as a general guide. We have not carried out a survey, nor have we tested any services, appliances or any specific fittings at the property. Room sizes should not be relied upon for carpets and furnishings.





Measurements are approximate. Not to scale. Illustrative purposes only
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