



11 ST. JOHNS STREET, LECHLADE, GL7 3AT

OFFERS IN REGION OF £275,000

OFFERED FOR SALE IS THIS QUINTESSENTIAL COTSWOLD COTTAGE IN THE HISTORIC MARKET TOWN OF LECHLADE-ON-THAMES. THIS GRADE II LISTED STONE BUILT COTTAGE LIES A SHORT WALKING DISTANCE FROM THE MARKET SQUARE AND ITS ACCOMMODATION BRIEFLY COMPRISES; SITTING ROOM WITH WOOD BURNING STOVE AND FLAGSTONE FLOOR, MODERN FITTED KITCHEN WITH BUILT IN APPLIANCES AND A DOWNSTAIRS MODERN FITTED BATHROOM. THE FIRST FLOOR IS A DOUBLE BEDROOM AND GALLERIED LANDING CURRENTLY USED AS A STUDY, THAT COULD JUST AS EASILY BE USED FOR A THIRD BEDROOM. THERE IS A FURTHER DOUBLE BEDROOM TO THE SECOND FLOOR. OUTSIDE ARE PRIVATE REAR GARDENS WITH SIDE ACCESS. THE PROPERTY IS FOR SALE WITH NO ONWARD CHAIN AND HAS GAS FIRED RADIATOR CENTRAL HEATING.



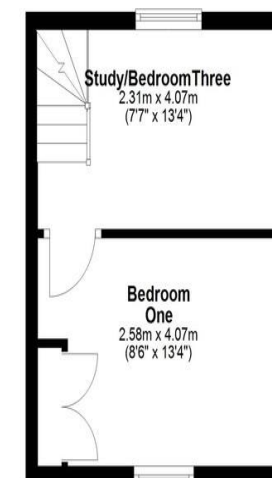
Ground Floor

Approx. 28.2 sq. metres (303.2 sq. feet)



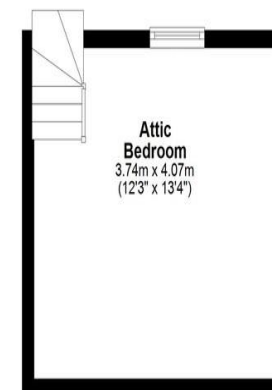
First Floor

Approx. 20.3 sq. metres (218.8 sq. feet)



Second Floor

Approx. 15.2 sq. metres (164.1 sq. feet)



Total area: approx. 63.7 sq. metres (686.1 sq. feet)

17 High Street, Highworth, Swindon,
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements