



Cannons Drive, St. Johns Priory LECHLADE GL7 3HP

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welcome to

Cannons Drive, St. Johns Priory LECHLADE

****VIRTUAL TOUR**** Rare to the market, this 3-bed double unit park home on St John's Priory comes with no chain. Features include an open-plan lounge/diner, modern kitchen with utility porch, family bathroom, master with conservatory, private wraparound garden, and off-road parking.



Lounge

19' 1" Max x 12' 3" (5.82m Max x 3.73m)

Front aspect window and door, side aspect window, side aspect patio doors to the garden and open arch to the kitchen.

Kitchen

10' 5" x 9' 4" (3.17m x 2.84m)

The Kitchen is a fitted kitchen with a range of wall and base units and has a double glazed window to the side aspect of the property and access to the Utility Room. The room offers a 1 bowl sink/drainer, work surfaces, tiling, space for a oven, plumbing for dishwasher and space for fridge/freezer.

Utility Room

6' 8" x 3' 11" (2.03m x 1.19m)

The Utility room offers plumbing for washing machine, boiler and door leading to the garden.

Bedroom One

15' 1" Max x 11' 4" Max (4.60m Max x 3.45m Max)

Radiator, built in wardrobes and rear and side aspect windows and front aspect patio doors to the garden.

Bedroom Two

10' 4" x 9' 1" (3.15m x 2.77m)

Side aspect full length window and a patio door onto the garden and a radiator.

Bedroom Three

11' 7" x 6' 10" (3.53m x 2.08m)

Rear aspect window, radiator and storage cupboard.

Bathroom

Fitted suite offering panel enclosed bath with shower over, low level wc, hand wash basin and vanity unit, shower enclosure, part tiled walls, towel radiator and side aspect window.

Garden

Wrap around plot with large garden area enclosed by mature hedging and panel fencing, laid to lawn, mature shrubs, shed.

Driveway

Shingle driveway parking for one car.

St John Priory

Lechlade is an attractive market town well placed to enjoy Cotswold Life. With its wide streets and elegant houses the town has a typical Cotswold quality with shops and Georgian houses clustering around the Market Place dominated by the slender spire of St Lawrence's Church. There is a range of shops and local amenities as well as specialist shops, restaurants and pubs such as the Trout Inn, which dates back to 1472. The Roman town of Cirencester lies twelve miles to the west.

Surrounding Area

Just across the road from the park is the famous Trout Inn, which is an ideal spot from which to watch the riverboats passing to and fro. The village of Lechlade is less than a mile away and within easy walking distance. It has all the amenities expected of a bustling Cotswold village including a post office, small supermarket, library, doctors and dentists. St Lawrence church, completed in 1476, is on the edge of the market square in Lechlade and can be seen from St Johns Priory Park.

Agent Note

There are a number of obligations on both sellers and buyers when completing the process for purchasing a park home. Sites often have requirements specific to the purchase and to 'the site' in general, which could include paying the site owners commission. Intending purchasers should satisfy themselves about any such requirements including any specific restrictions on occupancy or residential use of the home.

Purchasers are strongly advised to take advice from a solicitor. Guidance can be sought from Park homes - GOV.UK (www.gov.uk)



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welcome to

Cannons Drive, St. Johns Priory LECHLADE

- Rarely Available Three Bedroom Double Unit Park Home
- Large Lounge/diner
- Modern Kitchen
- Utility Porch
- Four Piece Bathroom

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.

£145,000



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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.



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