



2 The Gables, Burford Road, Lechlade, Gloucestershire, GL7 3ET

Offers Over £200,000

- Two bedroom apartment
- Kitchen/breakfast room
- Parking for two cars
- Ground floor
- Sun terrace
- Sitting/dining room
- Superb views

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A two bed ground floor apartment with superb views to the rear, situated towards the northern outskirts of the popular Cotswold market town of Lechlade on Thames. The accommodation offers a communal entrance, entrance hall, sitting/dining room, kitchen/breakfast room, two bedrooms and a bathroom. Outside is a sun terrace and parking for two cars.

Additional Information:

Council Tax Band- C

Leasehold



Council Tax Band: C



COMMUNAL ENTRANCE

Secure entrance with intercom.

ENTRANCE HALL

Entrance door from communal hall. Doors to rooms. Built in airing cupboard. Dimplex heater.

SITTING/DINING ROOM

17'11" x 11'2"

Patio doors to sun terrace. Television point. Telephone point. Dimplex heater.

SUN TERRACE

Laid to patio with railings. Outside tap. Pathway to side leading to front via a pedestrian gate.

KITCHEN/BREAKFAST ROOM

12'8" x 7'11"

Window to rear. One and a half bowl single drainer sink unit with mixer tap inset into a rolled edge worksurface with cupboards below. Further range of fitted wall and base units. Tiled splashbacks. Four ring Indesit electric hob with extractor above and built in Indesit cooker below. Hotpoint washing machine. Beko fridge. Beko freezer. Dimplex heater.

BEDROOM ONE

12'0" x 11'2"

Window to front. Dimplex heater.

BEDROOM TWO

8'10" x 7'11"

Window to front. Dimplex heater.

BATHROOM

Suite comprising of a panelled bath with a Triton shower above, pedestal wash basin. and a low level WC. Tiled surrounds. Extractor fan. Shaving light.

OUTSIDE

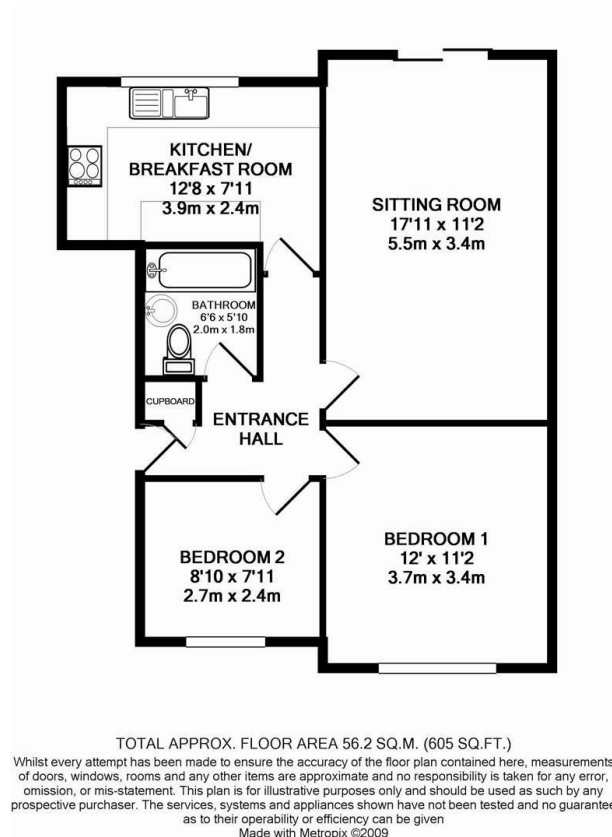
To the front are two allocated parking spaces. Communal gardens.

LECHLADE ON THAMES

Lechlade-on-Thames, is a market town at the southern edge of the Cotswolds in Gloucestershire. It is the highest point at which the River Thames is navigable. The town is named after the River Leach that joins the Thames near here and is a popular venue for tourism and river-based activities.

There are several pubs, some antique shops, a convenience store, food outlets, a garden centre and a Christmas shop.

Near the 15th century Church of England parish church of Saint Lawrence, in the centre of the town, there is a large open space which is now a car park. The main roads through the town are busy, as the town is at the crossroads of the A417 and A361. Where the A361 enters the town from the south it crosses the River Thames on Halfpenny Bridge. Another tributary of the Thames, the River Coln, joins the Thames at the Inglesham Round House.



Directions

From the Market Place proceed towards Burford. The Gables is on the right shortly after the petrol station.

Viewings

Viewings by arrangement only. Call 01367 250011 to make an appointment.

