



## 8 West Way, Lechlade, Gloucestershire, GL7 3BT

Asking Price £540,000

- Three bedroom detached
- Dining room
- Utility and cloakroom
- No onward chain
- Sitting room
- Conservatory
- Gardens
- Music room
- Kitchen
- Garage and parking

# 8 West Way, Lechlade, Gloucestershire, GL7 3BT

A three bedroom chalet style detached situated in a popular location of the Cotswold market town of Lechlade on Thames. The main accommodation offers an entrance hall, sitting room, music room, conservatory, kitchen, dining room, utility room, cloakroom, three bedrooms and a bathroom. Outside are gardens and a garage.

Additional Information:

Council Tax Band- E

EPC Rating- D

Freehold



Council Tax Band: E



#### ENTRANCE HALL

Entrance door with obscure glazed fanlight and sidescreen. Staircase to first floor. Understairs recess. Parquet flooring. Radiator.

#### SITTING ROOM

16'1" x 11'8"

Patio doors to conservatory. Coal effect gas fire as fitted into a surround with mantel. Parquet flooring. Radiator. Archway to music room.

#### MUSIC ROOM

11'8" x 9'7"

Window to front. Parquet flooring. Radiator.

#### CONSERVATORY

11'0" x 8'6"

Of uPVC construction. Door to garden. Tiled flooring.

#### DINING ROOM

11'8" x 9'11"

Window to front. Radiator. Wood effect flooring. Archway to kitchen.

#### KITCHEN

12'0" x 11'8"

Window to rear. Single drainer enamel sink unit with mixer tap inset into a rolled edge worksurface with cupboard below. Further good range of wall and base units. Tiled splashbacks. Wood effect flooring. Radiator. Extractor hood. Integrated Smeg dishwasher. Integrated Bosch fridge. Part glazed panelled door to utility room.

#### UTILITY ROOM

19'5" x 8'7"

Half obscure glazed door to garden. Windows to side and rear. Single drainer stainless steel sink unit with mixer tap inset into a rolled edge worksurface with cupboard below. Further fitted units. Tiled flooring. Space and plumbing for a washing machine. Further utility space. Wall mounted Worcester boiler for domestic hot water and central heating. Radiator.

#### CLOAKROOM

5'4" x 3'8"

Obscure glazed window to side. Suite comprising of a low level WC and wall mounted wash basin. Tiled flooring. Radiator.

#### LANDING

Roof access.

#### BEDROOM ONE

13'10" x 8'10"

Window to front. Radiator.

#### BEDROOM TWO

11'8" x 9'7"

Window to front. Radiator. Eaves cupboard.

#### BEDROOM THREE

12'0" x 9'1"

Window to rear. Radiator. Eaves cupboard.

#### BATHROOM

12'2" x 6'3"

Window to rear. Suite comprising of a panelled bath with mixer tap shower, separate shower cubicle and a pedestal wash basin. Tiled surrounds. Radiator and a ladder radiator.

#### CLOAKROOM

5'8" x 3'5"

Window to rear. Suite comprising of a low level WC and wall mounted wash basin. Tiled surrounds. Radiator.

#### OUTSIDE

To the front, a tarmac driveway leads to the garage, providing off road parking for two cars and extending to the entrance. gated pedestrian access to both sides. Laid to lawn with borders.

The rear garden is enclosed and laid mainly to lawn. Patio. Outside tap. Cultivated borders. Shed and greenhouse.

#### GARAGE

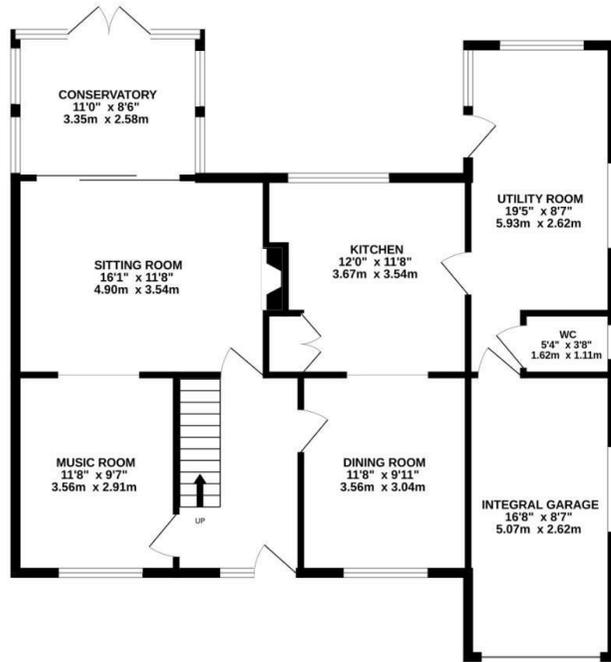
16'8" x 8'7"

With up and over door. Power and lighting. Window to side. Personal door to the utility room.

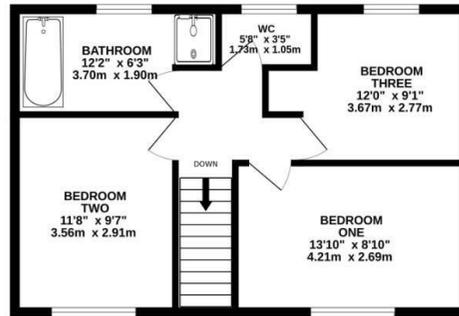
#### LECHLADE ON THAMES

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 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 good range of further shops. The 15th century Church of England parish church of Saint Lawrence overlooks the Market Place. The main roads through the town can be busy at peak times 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.

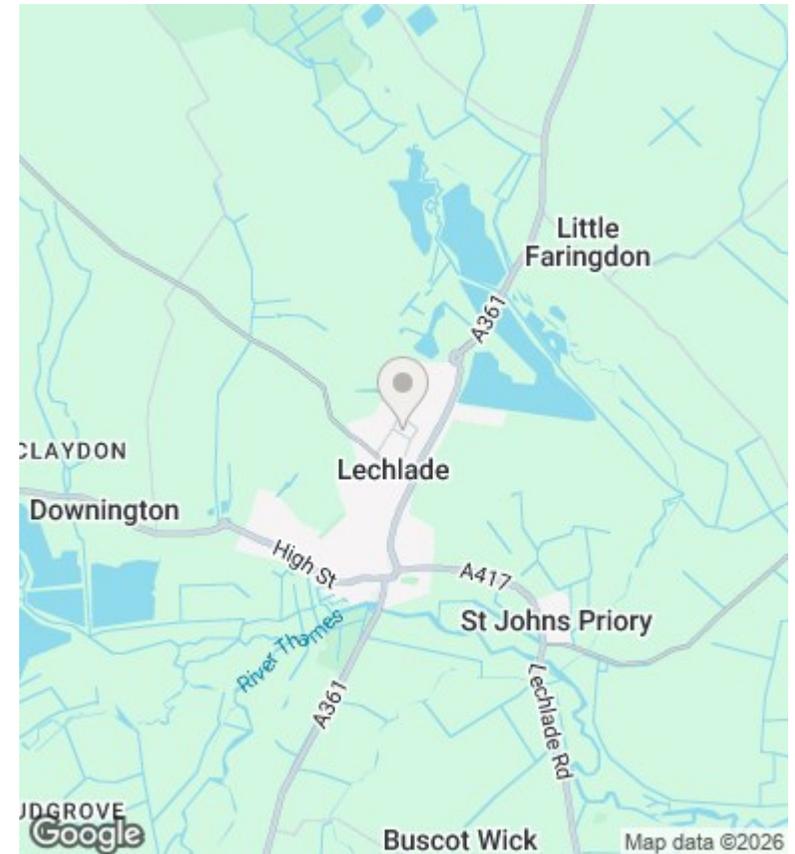
GROUND FLOOR  
1026 sq.ft. (95.3 sq.m.) approx.



1ST FLOOR  
482 sq.ft. (44.8 sq.m.) approx.



TOTAL FLOOR AREA : 1508 sq.ft. (140.1 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Directions

From the Market Place proceed towards Burford. Turn left onto Hambidge Lane then right along Roman Way. Turn left onto West Way and the property is on the right.

## Viewings

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

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-plus)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	