Ridgeway

www.ridgewayestateagents.co.uk







2 Mount Pleasant, Lechlade, Gloucestershire, GL7 3DG

Asking Price £375,000

- Two double bedroom Victorian cottage
- Conservatory and cloakroom
- No onward chain
- Sitting room
- Well tended easterly facing gardens
- Kitchen/dining room
- Outside store that could convert

Ridgeway Estate Agents Burford Street, Lechlade, Gloucestershire, GL7 3AP
01367 250011

lechlade@ridgewayestateagents.co.uk
https://www.ridgewayestateagents.co.uk/

2 Mount Pleasant, Lechlade, Gloucestershire, GL7 3DG

A two bedroom terraced cottage situated a short level walk to the centre of the popular Cotswold market town of Lechlade on Thames. The main accommodation offers an entrance lobby, sitting room, kitchen/dining room, conservatory, two bedrooms and a bathroom. Outside are gardens and a large shed that could convert to provide a home office/gym. Available with no onward chain.

Additional Information:
Council Tax Band- B
EPC Rating- TBC
Freehold

2 1 1 C

Council Tax Band: B





ENTRANCE LOBBY
Entrance door with obscure glazed panels. Window to front. Wood effect flooring. Radiator.

SITTING ROOM
14'11" x 12'11"
Window to front. Two radiators. Feature fireplace. Wood effect flooring. Door and staircase to first floor. Understairs recess. Exposed timbers and stone wall.

CLOAKROOM
Suite comprising of a low level WC and vanity unit.

KITCHEN/DINING ROOM
12'4" x 12'3"
Half glazed door and window to rear. One and a half bowl single drainer stainless steel sink unit with mixer tap inset into a rolled edge worksurface with cupboard below. Further wall and base units. Tiled flooring and splashbacks. Space and plumbing for both a slimline dishwasher and washing machine. Further utility space. Radiator.

CONSERVATORY
13'11" x 9'2"
Half glazed door and windows to rear. Radiator.

LANDING
Roof access. Built in linen cupboard. Additional cupboard above housing a Worcester boiler for domestic hot water and central heating.

BEDROOM ONE
12'4" x 12'3"
Window to rear. Radiator.

BEDROOM TWO
12'11" x 8'4"
Window to front. Radiator.

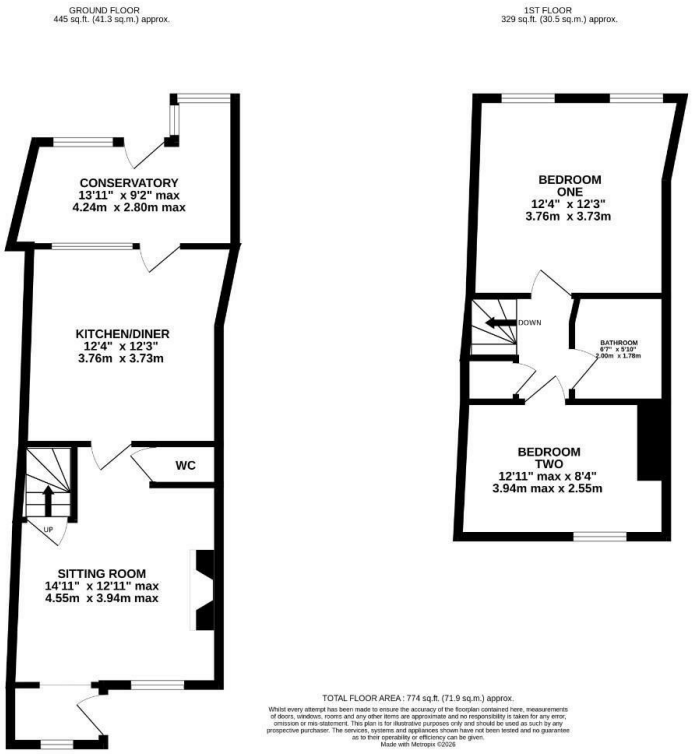
BATHROOM
6'7" x 5'10"
Suite comprising of a panelled bath with Aquatronic shower above, vanity unit and low level WC. Tiled surrounds.

OUTSIDE
To the front, steps lead from the pathway to a paved forecourt with borders.

The rear garden is easterly facing with two patio areas. Laid to lawn. Block paved pathway between the two patios. Flower beds. Outside tap.

STORE
There is a useful timber constructed store that has been used as a shed. This could be converted perhaps to a home office or gym etc.

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.



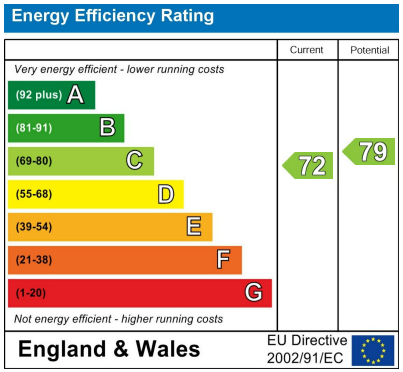


Directions

From the Market Place, proceed towards Fairford. Go through the traffic lights and take the first right onto Mount Pleasant. The cottage will be found a short distance on the right.

Viewings

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



Ridgeway Estate Agents Burford Street, Lechlade, Gloucestershire, GL7 3AP
01367 250011
lechlade@ridgewayestateagents.co.uk
https://www.ridgewayestateagents.co.uk/