



22 Gassons Road, Lechlade, Gloucestershire, GL7 3BQ

Asking Price £360,000

- Three bed semi detached
- Utility and cloakroom
- No onward chain
- Two reception rooms and a conservatory
- Good sized southerly garden with sheds
- Kitchen/breakfast room
- Parking for several cars

22 Gassons Road, Lechlade, Gloucestershire, GL7 3BQ

A three bedroom semi detached situated in a cul de sac location within the popular Cotswold market town of Lechlade on Thames. The main accommodation offers an entrance porch, hall, sitting room, dining room, conservatory, kitchen/breakfast room, utility, cloakroom, three bedrooms and a bathroom. Outside are good sized southerly gardens and parking for several cars. Available with no onward chain.

EPC Rating- TBC
Council Tax Band- C
Heating type – Gas



Council Tax Band: C



ENTRANCE PORCH

Obscure glazed entrance door. Window to front. Obscure glazed door to hallway.

ENTRANCE HALL

Staircase to first floor. Understairs cupboard. Radiator.

SITTING ROOM

14'5" x 10'11"

Coal effect gas fire as fitted into a Cotswold stone fireplace. Two radiators.

DINING ROOM

9'4" x 8'10"

Sliding patio door to conservatory. Radiator.

CONSERVATORY

9'4" x 9'1"

Of uPVC construction. Door to garden. Radiator.

KITCHEN/BREAKFAST ROOM

21'7" x 11'8"

Window to front. Glazed door to the utility room. Single drainer stainless steel sink unit with mixer tap. Good range of fitted wall and base units. Tiled splashbacks. Four ring Maxol gas hob with extractor canopy above. Built in double oven. Integrated fridge and freezer. Radiator. Television and telephone points.

UTILITY

11'8" x 8'10"

Window to rear. Rolled edge worksurface with cupboards below. Space for washing machine and tumble dryer. Wall mounted Vaillant boiler for domestic hot water and central heating. Radiator.

CLOAKROOM

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

LANDING

Doors to rooms. Roof access. Built in linen cupboard.

BEDROOM ONE

13'2" x 12'10"

Window to rear. Range of bedroom furniture. Radiator.

BEDROOM TWO

11'4" x 9'8"

Window to rear. Range of bedroom furniture. Radiator.

BEDROOM THREE

9'1" x 7'6"

Window to front. Radiator. Range of fitted bedroom furniture.

BATHROOM

9'1" x 5'2"

Obscure glazed windows to front and side. Suite comprising of a panelled bath with Aquatronic shower above, vanity unit and low level WC. Tiled surrounds. Radiator.

OUTSIDE

To the front is a gravelled forecourt with ample parking for several vehicles.

The rear garden is southerly facing and enclosed by timber fencing. A pedestrian gate leads to the front. Two timber sheds and a summerhouse. Patio with a pathway leading to the end of the garden. Feature archway and a water feature. Laid to lawn. Cultivated beds and borders. Outside tap.

AGENTS' NOTE

In accordance with the 1979 Estate Agents Act, we would advise that the vendor is related to a member of the Ridgeway team.

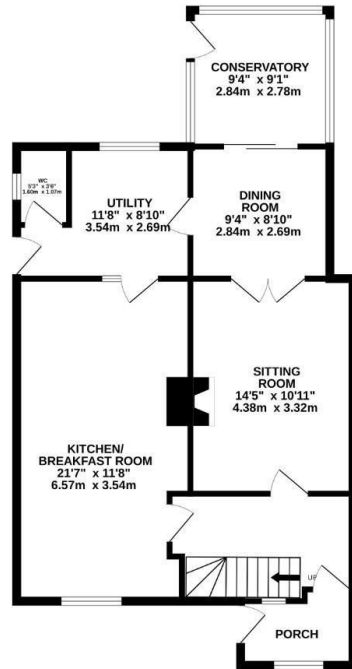
AGENTS' NOTE

This property was originally a Reema construction but since then has had the certified reinforcement works thus making the property mortgageable, subject to status. The agent will have copies of said documents.

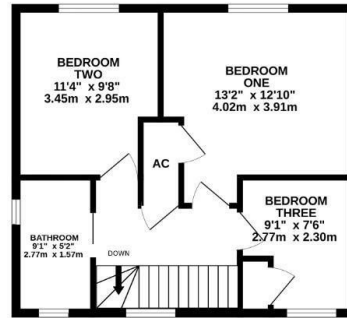
LECHLADE ON THAMES

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
779 sq.ft. (72.4 sq.m.) approx.



1ST FLOOR
459 sq.ft. (42.7 sq.m.) approx.



TOTAL FLOOR AREA: 1238 sq.ft. (115.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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 left onto Gassons Road. Turn left at the crossroads and the property will be found 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		
(69-80) C		69
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	