



## 15 Chancel Way, Lechlade, Gloucestershire, GL7 3DE

Asking Price £325,000

- Extended three bedroom terrace
- Kitchen
- Shower room
- Tucked away yet also a short walk to the Market Place
- Cloakroom
- Garage
- Two reception rooms and a sun room
- Three bedrooms
- Garden

# 15 Chancel Way, Lechlade, Gloucestershire, GL7 3DE

An extended three bedroom terraced house situated in the former walled garden of the Convent of St Clothildes in the popular Cotswold market town of Lechlade on Thames. The property is tucked away yet also a short walk to the market place. The main accommodation comprises of an entrance lobby, hall, sitting room, dining room, sun room, cloakroom, kitchen, three bedrooms and a shower room. Outside are gardens and a garage.

Joint sole agent with Perry Bishop

Additional Information:

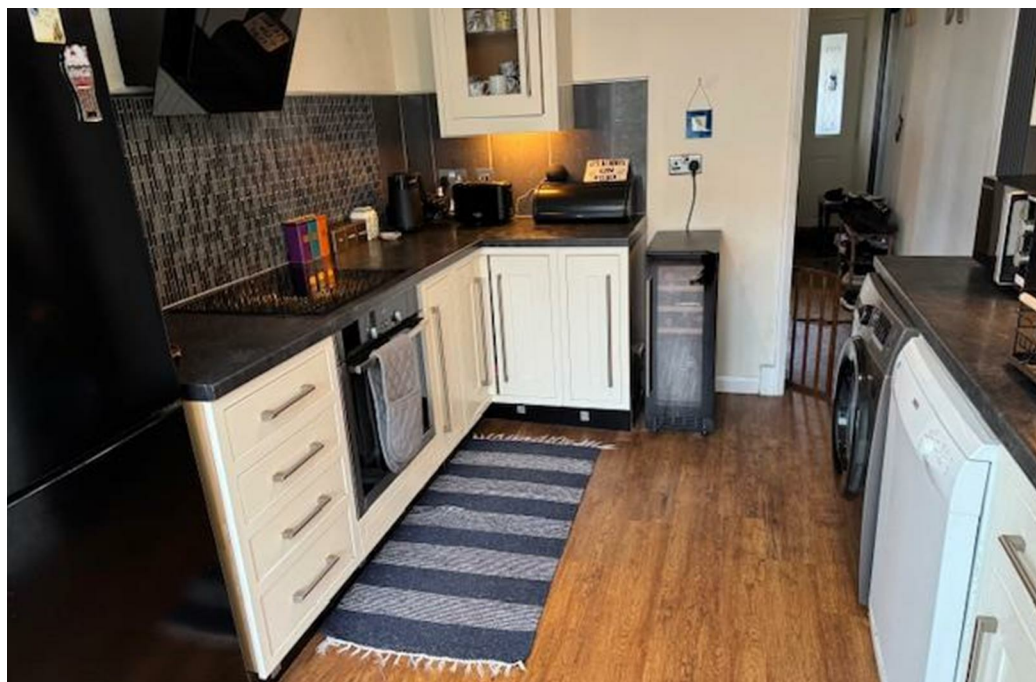
Council Tax Band- D

EPC Rating- C

Freehold



Council Tax Band: D



#### ENTRANCE LOBBY

Part obscure glazed entrance door with leaded lights. Window to front. Tiled flooring. Door to hallway.

#### ENTRANCE HALL

Wood effect flooring. Tower radiator. Staircase to first floor.

#### SITTING ROOM

15'2" x 15'1"

Bowed window to front. Tower radiator. Understairs cupboard. Wood effect flooring. Doorway to dining room.

#### DINING ROOM

9'11" x 9'3"

Wood effect flooring. Radiator. Doorway to sun room.

#### SUN ROOM

13'7" x 5'6"

Bi fold doors to garden. Wood effect flooring. Tower radiator.

#### CLOAKROOM

Window to rear. Suite comprising of a low level WC and a vanity unit with a stone bowl sink. Tiled splashback. Wood effect flooring. Radiator.

#### KITCHEN

10'11" x 8'9"

One and a half bowl sink unit with mixer tap inset into a rolled edge worksurface with cupboard below. Further range of wall and base units. Tiled splashbacks. Four ring Hotpoint electric hob with Neff hob above and built in Neff oven below. Space and plumbing for automatic washing machine and a dishwasher. Further utility space. Tower radiator. Wood effect flooring.

#### LANDING

Roof access. Built in wardrobe with sliding doors, also housing a Worcester boiler for domestic hot water and central heating. Additional built in cupboard. Wood effect flooring.

#### BEDROOM ONE

11'10" x 11'0"

Window to front. Radiator. Wood effect flooring. Built in wardrobe.

#### BEDROOM TWO

11'10" x 9'11"

Window to rear. Radiator. Fitted wardrobes with sliding doors. Wood effect flooring.

#### BEDROOM THREE

9'0" x 7'2"

Window to front. Radiator.

#### SHOWER ROOM

Obscure glazed window to rear. Suite comprising of a tiled shower cubicle, vanity unit and WC. Tiled splashbacks. Wood effect flooring. Tower radiator.

#### OUTSIDE

To the front, a paved pathway leads to the entrance. Laid mainly to pebble stones. There is a fenced area for a secure bin store.

The rear garden is laid mainly to patio for ease of maintenance. Cotswold stone wall. Rear pedestrian access.

#### GARAGE

The garage is in the nearby block, 5th on the right.

#### 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.

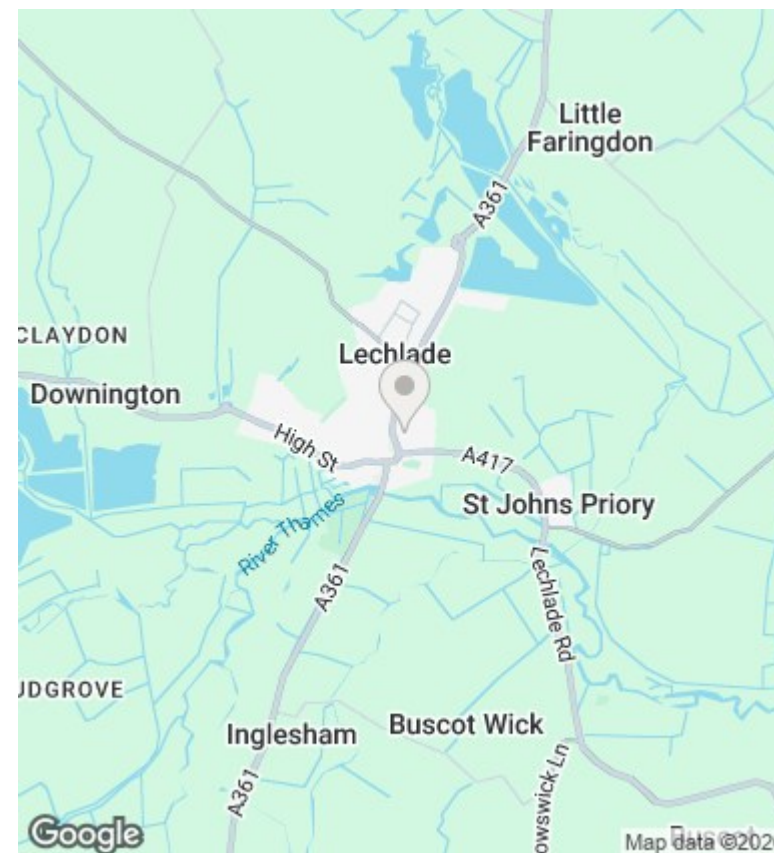
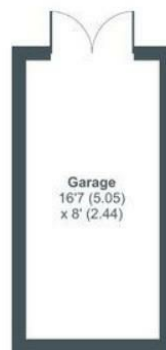
## Chancel Way, Lechlade, Gloucestershire, GL7

Approximate Area = 1097 sq ft / 101.9 sq m

Garage = 133 sq ft / 12.3 sq m

Total = 1230 sq ft / 114.2 sq m

For identification only - Not to scale



## Directions

From the Market Place, proceed towards Burford. Turn right by Lechlade Medical Centre along St Lawrence Road. Turn right onto Chancel Way and to the end, into the former walled garden.

## Viewings

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>	<b>73</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	