



## 14 The Wern, Lechlade, Gloucestershire, GL7 3FF

Asking Price £415,000

- Extended semi detached with open views to the rear
- Three bedrooms
- Sitting room
- Garage and parking
- Refitted kitchen/dining room
- Gardens

# 14 The Wern, Lechlade, Gloucestershire, GL7 3FF

An extended and well presented semi detached house situated on this popular development to the western outskirts of the Cotswold market town of Lechlade on Thames. With far reaching views to the rear, the main accommodation offers a cloakroom, refitted kitchen/dining room, sitting room, two first floor bedrooms, bathroom and an attic bedroom. Outside are gardens and a garage with parking to the front.

Additional Information:

Council Tax Band- C

EPC Rating- TBC

Freehold



Council Tax Band: C





## ENTRANCE

Entrance door with obscure glazed fanlight. Wooden flooring. Radiator.

## CLOAKROOM

Suite comprising of a low level WC and pedestal wash basin. Tiled splashbacks. Radiator. Tiled flooring.

## KITCHEN/DINING ROOM

30'0" x 10'5"

Window to front. French doors to garden. A refitted kitchen with Belfast sink inset into a marble worksurface with mixer tap inset and cupboards below. Further good range of wall and base units. Island bar. Integrated wine fridge. Five ring Neff gas hob with extractor canopy above. Integrated dishwasher. Integrated washing machine. Neff double oven and microwave. Wall mounted boiler for domestic hot water and central heating. Radiator. Wooden flooring. Understairs cupboard.

## SITTING ROOM

14'4" x 7'10"

Bifold doors to the garden. Velux window to side. Wooden flooring. Tower radiator.

## LANDING

Built in linen cupboard. Radiator.

## BEDROOM ONE

17'6" x 9'1"

Window to rear. Radiator.

## BEDROOM TWO

10'8" x 9'1"

Window to front. Built in wardrobe. Radiator.

## BATHROOM

7'8" x 4'10"

Obscure glazed window to front. Suite comprising of a panelled bath with mixer tap shower, low level WC and pedestal wash basin. Tiled surrounds. Shaving point. Ladder radiator.

## LANDING

## ATTIC BEDROOM THREE WITH DRESSING AREA

26'4" x 10'10"

Window to front. Radiator.

## OUTSIDE

To the front, a paved pathway leads to the entrance. Side pedestrian access.

## GARAGE AND PARKING

17'10" x 8'9"

Up and over door. Power and lighting. Parking to the front of the garage.

## 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.

## AGENT'S NOTE

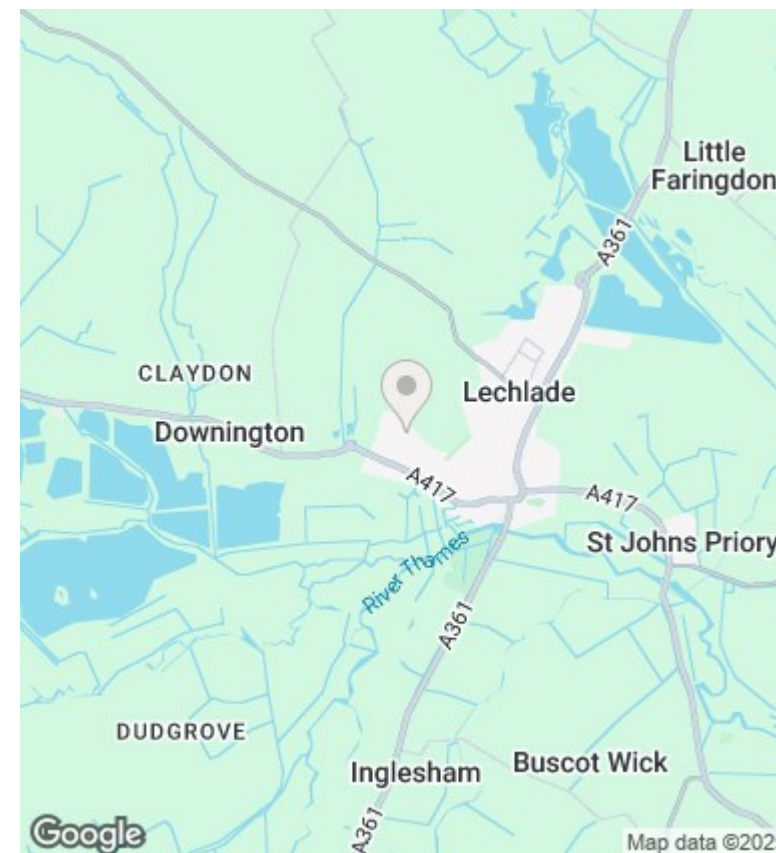
In accordance with the Estate Agents Act of 1979, we would advise that the vendor is related to a member of the Ridgeway team.



TOTAL FLOOR AREA : 1355 sq.ft. (125.8 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 Fairford. Turn right at the roundabout and then right to The Wern.

## 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>		
(69-80) <b>C</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	