

## Stonehouse Burford Street, Lechlade, Gloucestershire, GL7 3AP

Offers In The Region Of £465,000

- Four bed cottage
- Master bedroom with en suite
- Additional driveway parking
- Sitting/dining room
- Westerly gardens
- No onward chain
- Kitchen/breakfast room
- Garage

# Stonehouse Burford Street, Lechlade, Gloucestershire, GL7 3AP

A four bedroom cottage situated a short walk to the centre of the popular Cotswold market town of Lechlade on Thames. The main accommodation offers an entrance hall, sitting/dining room, kitchen/breakfast room, master bedroom with en suite, three further bedrooms and a bathroom. Outside are westerly facing gardens, a garage and driveway parking. Offered for sale with no onward chain.

Joint sole agent with Moore Allen

Additional Information:

Council Tax Band- C  
EPC Rating- D  
Freehold



Council Tax Band: C



## ENTRANCE HALL

Entrance door. Staircase to first floor. Parquet flooring. Built in cupboard. Understairs cupboard. Radiator. Telephone point.

## SITTING/DINING ROOM

25'0" x 13'1"

Patio doors to garden. Feature fireplace. Radiator. Television point. Domed roof light.

## KITCHEN/BREAKFAST ROOM

15'0" x 10'0"

Half glazed door and window to rear. Double bowl single drainer stainless steel sink unit with mixer tap inset into a rolled edge worksurface with cupboard below. Further range of fitted wall and base units. Feature fireplace. Space and plumbing for washing machine and dishwasher. Further utility space. Radiator.

## LANDING

Two windows to rear. Radiator.

## MASTER BEDROOM

17'0" x 15'4"

Two windows to front. Radiator. Television point. Range of built in wardrobes. Archway to a dressing area.

## DRESSING AREA

Built in airing cupboard housing a boiler for domestic hot water and central heating.

## EN SUITE SHOWER ROOM

7'2" x 5'5"

Suite comprising of a tiled shower cubicle, pedestal wash basin and low level WC. Radiator.

## BEDROOM TWO

12'4" x 10'4"

Window to front. Radiator. Woodstripped floorboards. Built in cupboard.

## BEDROOM THREE

12'4" x 8'10"

Window to front. Radiator. Woodstripped floorboards. Built in double wardrobe.

## BEDROOM FOUR

8'10" x 7'8"

Window to front. Radiator.

## BATHROOM

9'9" x 8'6"

Window to rear. Suite comprising of a panelled bath, separate shower cubicle, low level WC and a vanity unit. Useful walk in cupboard providing a good storage area.

## OUTSIDE

The rear garden is enclosed and westerly facing. Two patio areas. Laid to lawn with mature beds and borders. Outside tap. Greenhouse.

## GARAGE AND DRIVEWAY

There is a garage to the side with the driveway leading from Burford Street.

## AGENTS' NOTE

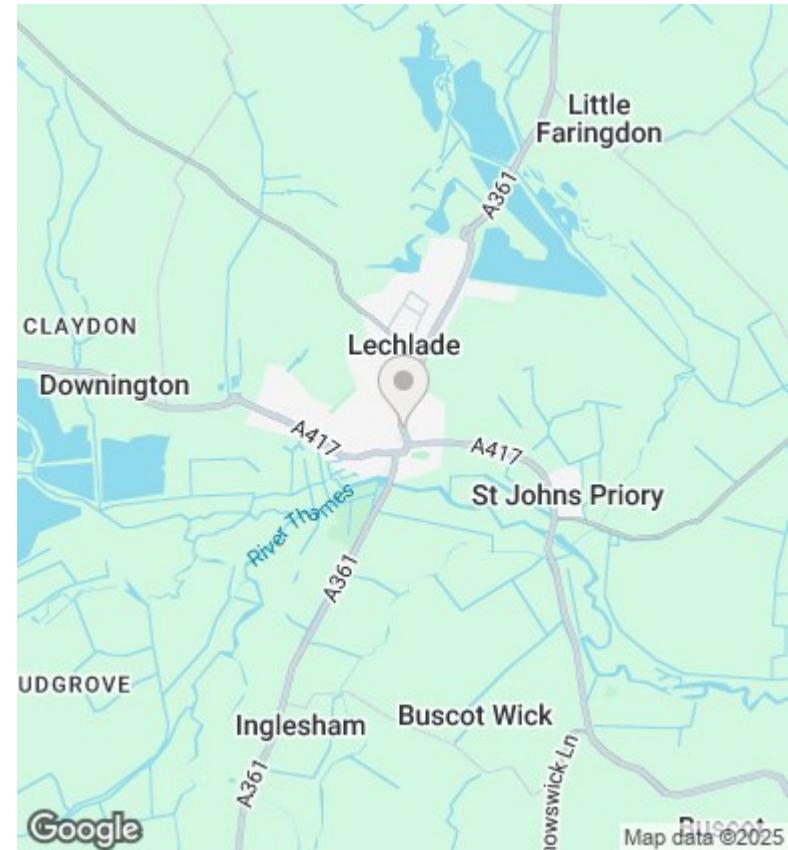
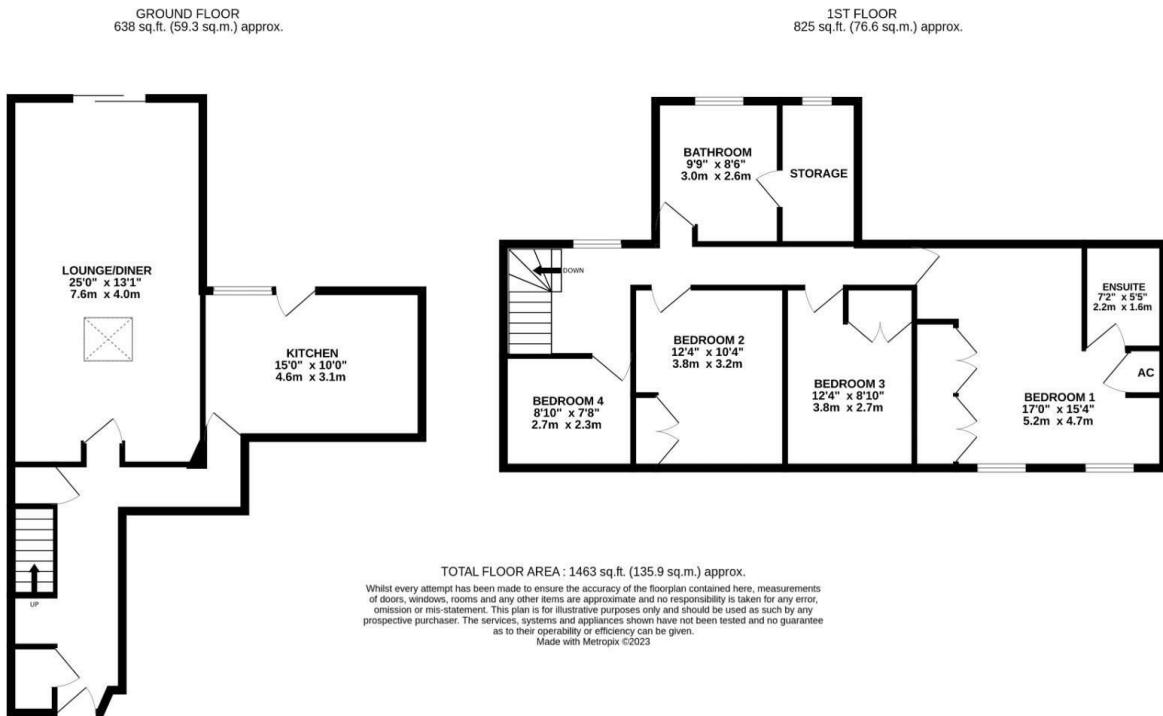
We would advise that there is a Flying Freehold with this property in that the majority of the first floor lies above the ground floor offices of Moore Allen's offices. This will mean that many of the lenders will not offer a good Loan to Value (LTV).

## AGENTS' NOTE

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

## 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 our Lechlade office, proceed on foot towards Burford and the property will be found a short distance on the left.

## 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) A		
(81-91) B		
(69-80) C		75
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC