Ridgeway

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37 Kingsmead, Lechlade, Gloucestershire, GL7 3BN

£2,100 Per Calendar Month

- Three/Four Bed Detached
- Dining room
- Utility & Cloakroom
- Driveway parking
- South Westerly Garden
- Modern kitchen
- Bathroom suite with separate shower
- Sitting room
- Study/Bedroom 4
- Garage

3 Burford Street, Lechlade, Gloucestershire, GL7 3AP
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A three/four bedroom chalet style detached built by Chick Homes and situated on this popular development with south westerly facing gardens in the desirable Cotswold market town of Lechlade on Thames. The main accommodation offers an entrance hall, cloakroom, sitting room, dining room, study/bedroom 4, kitchen, utility, three first floor bedrooms and a bathroom. Outside are gardens and a garage.

Additional Information;

EPC Rating- C. Council Tax Band- E. Heating Type – Gas Central Heating
Current Electricity Supplier: Octopus Energy. Current Gas Supplier: Octopus Energy. Water Supplier: Thames Water
Deposit- £2,423.07 (5 Weeks Rent). Holding Fee- £484.61 (1 Weeks Rent)

3 1 2 C

Council Tax Band: E

ENTRANCE PORCH
Half glazed door and side screens.

ENTRANCE HALL
Staircase to first floor. Wood effect flooring. Radiator. Under stair recess.

CLOAKROOM
7'9" x 3'11"
Window to side. High level WC. Wall mounted basin. Half tiled walls. Radiator.

SITTING ROOM
20'10" x 11'8"
Patio door to rear garden. Window to front. Cotswold stone fireplace with wooden mantel. Television and telephone points.

DINING ROOM
11'2" x 9'11"
Window to rear. Radiator.

STUDY/BEDROOM FOUR
10'0" x 7'9"
Window to front. Radiator.

KITCHEN
11'2" x 10'5"
Window to rear. Wood effect floor. Double bowl, enamel sink unit. Mixer tap. Inset into granite work surfaces. Cupboard below. Further range, wall and base units. Tiled splashbacks. Bosch four ring hob with extractor fan above. Bosch built-in fridge. Integrated Lamona dishwasher and fridge. Cupboard housing Worcester boiler to supply hot water and central heating.

UTILITY ROOM
7'10" x 6'11"
Door and window to garden. Enamel sink unit with mixer tap. Inset into granite work surfaces. Cupboard below. Further fitted wall unit. Tiled surround.

LANDING
Window to front. Radiator. Built in linen cupboard. Roof access.

BEDROOM ONE
18'2" x 10'10"
Window to front and rear. Two radiators. Built in wardrobe.

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

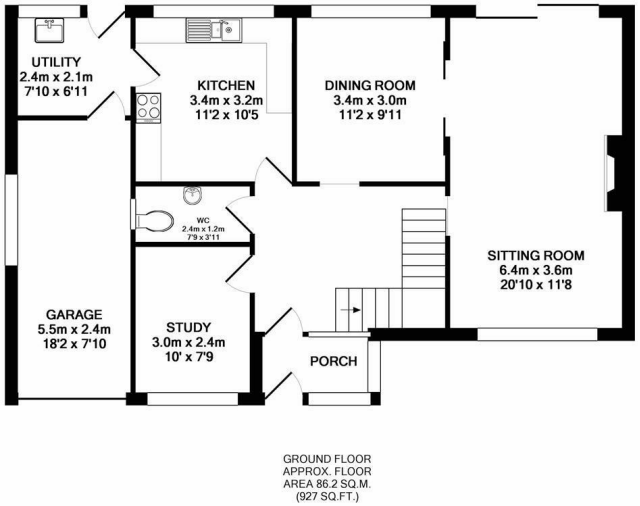
BEDROOM THREE
11'11" x 8'11"
Window to rear. Radiator

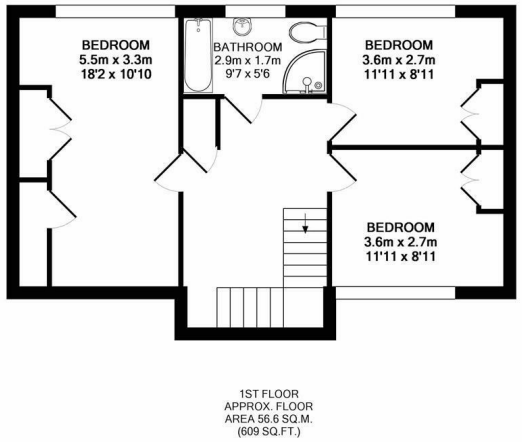
BATHROOM
9'7" x 5'6"
Obscure window to rear. Roll top bath with mixer tap and shower. Separate shower cubicle. Low level WC. Pedestal wash basin. Radiator. Tiled walls

OUTSIDE
To the front is a block paved driveway. The rear garden is south westerly aspect. Enclosed by timber fence and mature hedgerow. Laid to lawn. Large raised patio. Secondary patio. Outside tap. Pedestrian gate to driveway.

GARAGE
18'2" x 7'10"
Powered roller door. Personal door to utility room. Window to side. Power and lighting.

LECHLADE
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 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.





TOTAL APPROX. FLOOR AREA 142.8 SQ.M. (1537 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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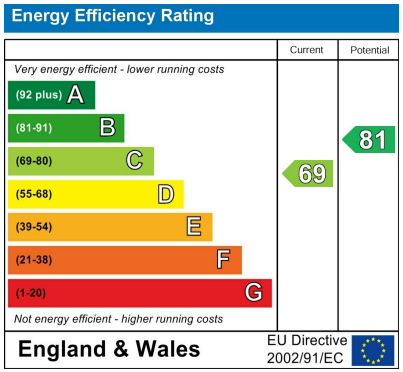
Directions

From the Market Place, proceed towards Burford. Turn left onto Hambidge Lane and then third right onto Kingsmead, Proceed to the end, bear left and the property is on the left.

Viewings

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



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