A THREE BEDROOM EXTENDED SEMI DETACHED LOCATED IN LECHLADE

14 THE WERN,
LECHLADE, GLOUCESTERSHIRE, GL7 3FF

FREEHOLD £330,000
ENTRANCE HALL
Part obscure glazed entrance door. Radiator. Telephone point. Archway to kitchen.

CLOAKROOM
Suite comprising of a low level WC and a pedestal wash basin. Tiled splashbacks. Radiator. Extractor fan.

OPEN PLAN SITTING/DINING ROOM/KITCHEN
30' 6" x 14' 1" maximum (9.3m x 4.29m)

KITCHEN
10' 5" x 9' 5" (3.18m x 2.87m)
Window to front. One and a half 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. Splashbacks with tiling behind the hob area. Hotpoint four ring gas hob with extractor over and built in Hotpoint oven below. Space and plumbing for automatic washing machine. Breakfast bar. Wall mounted Vaillant boiler for domestic hot water and central heating. Radiator.

SITTING/DINING ROOM
21' 1" x 14' 3" (6.43m x 4.34m)

LANDING

BEDROOM THREE
Window to rear with views across the neighbouring fields. Built in wardrobe. Radiator. Telephone point.

BEDROOM TWO
10' 11" x 9' 1" (3.33m x 2.77m)

BATHROOM
7' 1" x 4' 11" (2.14m x 1.50m)

LANDING
Recess suitable for a low bookcase.
MASTEROOM WITH DRESSING AREA
Window to front. Velux window to rear. Radiator. Good sized walk in dressing room.

OUTSIDE
To the front, a pathway leads to the entrance. There is a gravelled forecourt with the pathway continuing to the side of the property.

The rear garden is enclosed to the sides by timber fencing. Laid to lawn with attractive borders. Patio with a gravel border. Timber decking. Outside tap. Two outside lights. There is further graveling to the side.

GARAGE AND PARKING
With up and over door. Power and lighting. Eaves storage.

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 named after the River Leach that joins the Thames near here and 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 Christmas shop.

Near the 15th century Church of England parish church of Saint Lawrence, in the centre of the town, there is a large open space which is now a car park. The main roads through the town are busy, 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.

Additional Information

Tenure: Freehold

Services: All mains services

Local Authority: Cotswold District Council

Directions: From the Market Place, proceed towards Fairford. At the roundabout, turn right and then right again into The Wern.

Viewing: Strictly by appointment with Ridgeway Estate Agents.
Agents Note: Whilst every care has been taken to ensure the accuracy of the floor plan and measurements provided, they are for guidance purposes only. All measurements are approximate and any items shown are illustrative. The plans and measurements should not be relied upon and potential buyers are advised to recheck the measurements.