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PROPERTY MADE PERSONAL

Gassons Way, Lechlade, Gloucestershire GL7 3BG



Recently renovated house • Three bedrooms • Large feature fireplace • Large loft space • Rent potential £1,200 pcm, Yield 5.1% • Close to the centre of Lechlade • Front and rear gardens • No onward chain • EPC C



Gassons Way,

Lechlade, Gloucestershire GL7 3BG

Key Features



3
Bedrooms



1
Bathroom



2
Receptions

About the property

This mid-terrace property has been recently renovated throughout and is very well-presented, situated in sought-after town of Lechlade.

The kitchen/diner is fitted with ample floor and wall mounted units and provides access to the rear garden. The sitting room is to the front of the home and is bright, with a large feature Cotswold stone fireplace.

On the first floor are three good-sized double bedrooms, all serviced by a modern walk in shower room, and access to an extensive loft which is boarded and has Velux windows, offering bounds of potential.

Outside, the front and rear gardens are predominantly laid to lawn.

Amenities

A beautiful small town adjoining the River Thames and on the borders of Gloucestershire, Oxfordshire and Wiltshire, Lechlade has a population of just over 3,000. There are several independent shops, a small supermarket, a church, doctors' surgery, excellent primary school and a library. There is a healthy tourist trade, particularly in the summer, when the Thames is busy with cruisers, narrow boats and small boats. There is good fishing in the local rivers and lakes, country walks in the beautiful Cotswolds countryside, and various nature reserves in the area. The town is a good staging-post for visitors to the Cotswolds and the historic towns of Oxford and Cirencester.

Directions

From Faringdon, take the A417 to Lechlade and at the T-junction turn right towards Burford. Just beyond the Lechlade Medical Centre, take the left hand turn into Hambidge Lane. Gassons Road is the first turn on the left, follow this and the property can be found on the second turning on the right, opposite Lechlade Park.

Services & Tenure

The tenure is Freehold. All mains services are believed to be connected.

Local Authority

Cotswold District Council

Council Tax Band A

Our reference

FAR/HD/KF/21022024





We'd love to hear from you

16 Market Place, Faringdon, Oxfordshire, SN7 7HP

T: 01367 240356

E: faringdon@perrybishop.co.uk



what the owner said

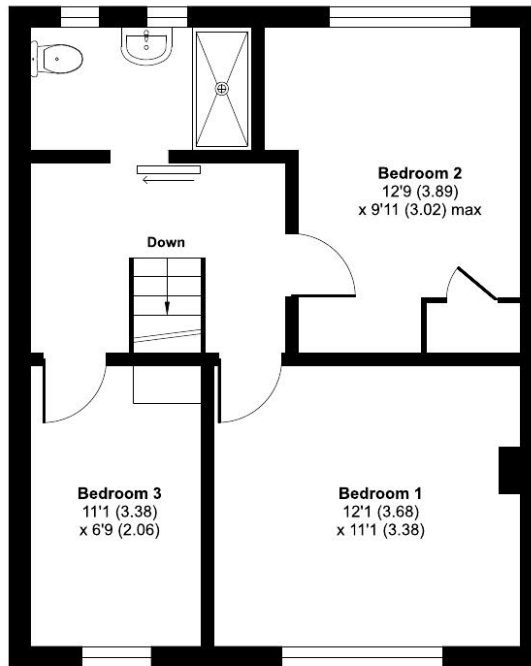
Completely renovated a couple of years ago, this is a perfect house for a couple or young family. Situated on a quiet cul de sac with friendly neighbours, just a few minutes walk from Lechlade's beautiful town centre and opposite a large park with great facilities. The loft has been boarded and windows fitted to create the potential of an additional room. Three well proportioned bedrooms with no onward chain and a good sized enclosed rear garden.



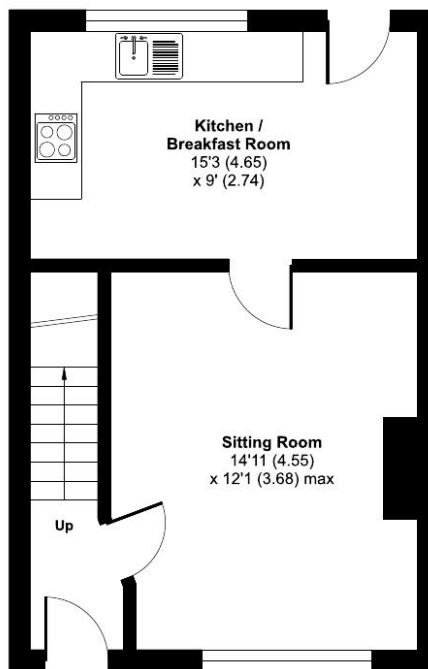
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Approximate Area = 844 sq ft / 78 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2022. Produced for Perry Bishop & Chambers. REF: 833361



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Gloucestershire • Oxfordshire • Wiltshire

