

PerryBishop

PROPERTY MADE PERSONAL

Chancel Way, Lechlade, Gloucestershire GL7 3DE



Well presented • Spacious home • Three bedrooms • Modern kitchen • Downstairs cloakroom •
Pretty courtyard garden • Close to the town centre • Desirable location • EPC C



Chancel Way,

Lechlade, Gloucestershire GL7 3DE

Key Features



3
Bedrooms



1
Bathroom



2
Receptions

About the property

A well presented home which set in an off-road position within a popular cul-de-sac close to the heart of the town of Lechlade and all its amenities.

The accommodation comprises an entrance hall with stairs rising to the first floor. There is a spacious sitting room to the front which opens into a dining area and further into a sunroom. This is a recent extension and spans the width of the rear of this property with bi-fold doors leading into the patio garden. There is a modern shaker style kitchen, fitted with a good range of floor and wall units and completing the downstairs accommodation is a cloakroom.

On the first floor there are three bedrooms, all serviced by a modern family shower room. Two of these bedrooms benefit from fitted wardrobes and there is further storage on the landing.

Externally, there is a lovely garden to the front of the house with a pathway leading to the front door and enclosed bin store. The rear garden is also enclosed and laid out as a pretty patio area, with rear access gate.

There is a single garage en bloc and this property is being sold as end of chain.

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 right hand turn into St Lawrence Road, and then take the right hand turn into Chancel Way. The property can be found at the end of this road in front of you slightly to the left.

Services & Tenure

The tenure is Freehold. Mains water, drainage, gas and electricity are connected.





Local Authority
Cotswold District Council

Council Tax Band: D

Our reference
FAR/HD/KF/01052024

We'd love to hear from you
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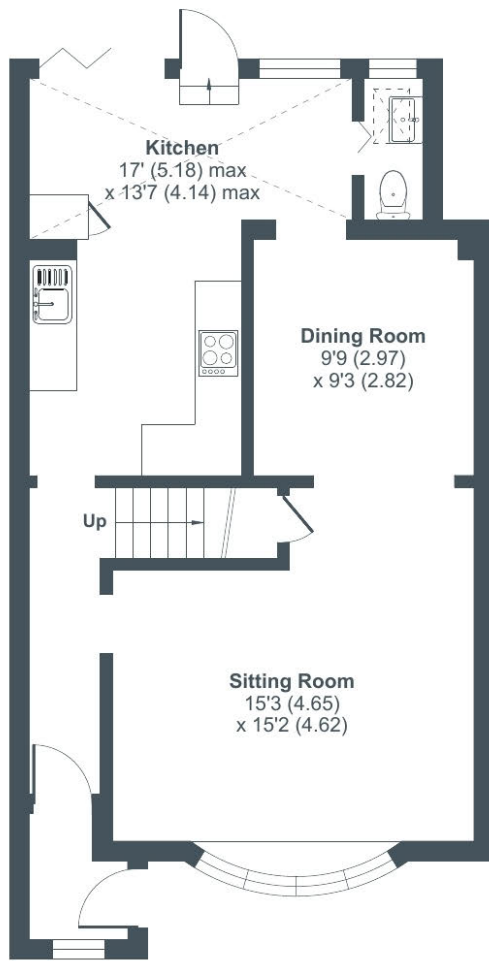
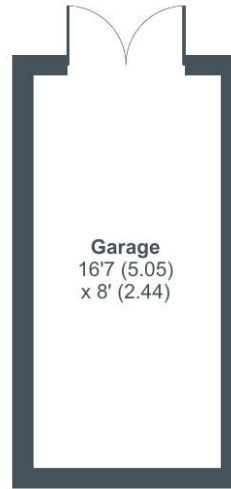
Chancel Way, Lechlade, Gloucestershire, GL7

Approximate Area = 1097 sq ft / 101.9 sq m

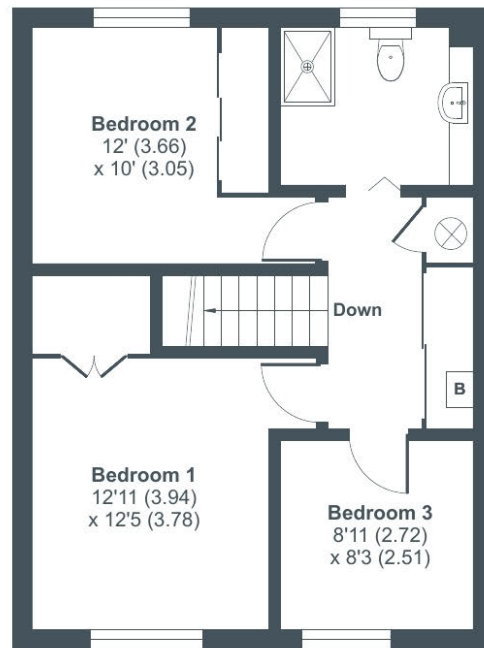
Garage = 133 sq ft / 12.3 sq m

Total = 1230 sq ft / 114.2 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2023. Produced for Perry Bishop. REF: 1062705



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ID Checks: Please advise that we charge an admin fee of £25.00 for each individual and £40.00 for a joint purchase when purchasing from us which is payable on a non-refundable basis at the start of the transaction.
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Gloucestershire • Oxfordshire • Wiltshire

