



6 Gassons Way, Lechlade, Gloucestershire, GL7 3BG

Guide Price: £285,000

richard james

Village & Country Homes



Gassons Road

Lechlade

Freehold | EPC Rating - C



This mid-terrace residence has undergone recent refurbishment and boasts impeccable presentation, nestled in the desirable town of Lechlade.

The kitchen/diner features abundant floor and wall mounted units and opens onto the rear garden. The sitting room, positioned at the front of the property, is luminous and showcases a spacious Cotswold stone fireplace.

Ascending to the first floor reveals three generously proportioned double bedrooms, serviced by a contemporary walk-in shower room. Additionally, there is access to a capacious loft space, fully boarded with Velux windows, offering considerable potential.

Externally, the front and rear gardens are predominantly landscaped with lawns.

Lechlade is a picturesque Cotswold town offering an array of amenities, from pubs, restaurants and coffee shops to Boutique stores, and is located on the edge of the River Thames. The recreation ground, tennis courts and local community hall are all within close walking distance. The property is a 12 minute drive from Burford and the A40 providing road links to Cheltenham and London. There are a number of schools nearby serving the needs of all ages, including St Lawrence C of E Primary School on Wharf Lane, Farmors Secondary School and Sixth Form in Fairford, and Lechlade Little Learners Pre School. The number 77 Stagecoach Bus runs regularly through the town providing students convenient access to Cirencester College also.

Council Tax Band: A
Cotswold District Council



- Recently renovated
- Fully Fitted kitchen
- Large feature fireplace
- Close to the centre of Lechlade
- Front and rear gardens
- Modern accommodation
- Large loft space, boarded with Velux windows (Potential to extend STPP)

Rent potential £1,200 Yield 5.1%





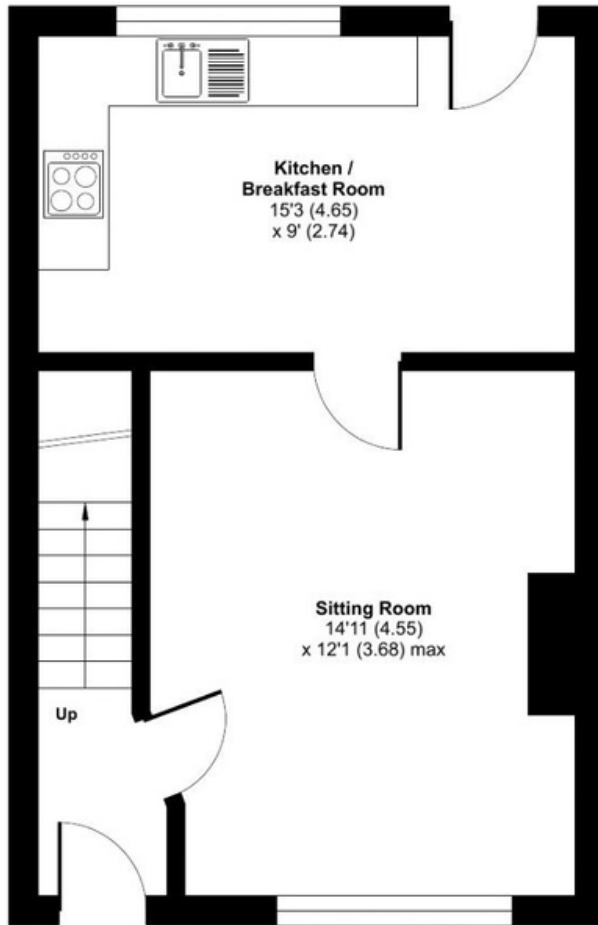


Floorplan

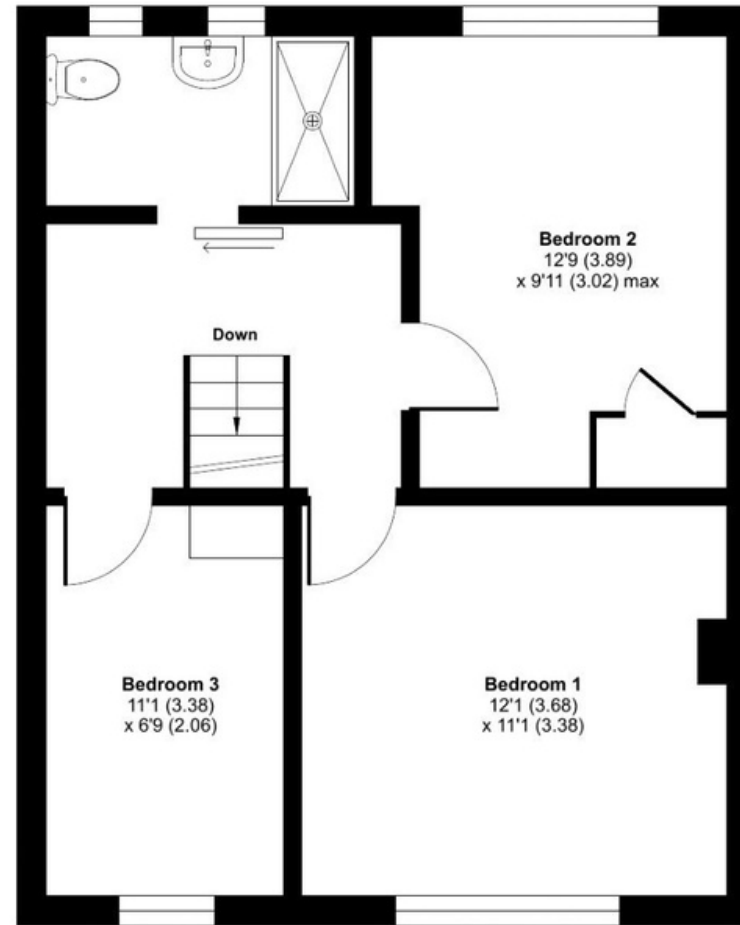
Gassons Way, Lechlade, Gloucestershire, GL7

Approximate Area = 844 sq ft / 78 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). © n7cheom 2022. Produced for Perry Bishop & Chambers. REF: 833361

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