



PERRINSFIELD, LECHLADE
GUIDE PRICE £269,950

MOORE ALLEN
& INNOCENT

5 PERRINSFIELD, LECHLADE, GLOUCESTERSHIRE GL7 3SD

A charming home. Set within this riverside town lies this well-presented two bedroomed mid-terraced house with private sunny rear garden, garage and parking.

Accommodation comprising: Entrance Hall, kitchen, Open-plan Living room, Two Bedrooms & Family Bathroom. Parking and Garage. In all 581 sq ft (53.9 sq m) GIFA.

LOCATION

Lechlade is a vibrant Cotswold market town located upon the upper reaches of the River Thames. The town boasts a strong community and enjoys an excellent range of day-to-day amenities to include convenience stores, butcher/greengrocers, post office, modern medical practice, popular primary school, restaurants, public houses and garage.

Set on the borders of three counties, the town is well located for access to major centres, Swindon to the south less than 10 miles with a mainline railway station to London (Paddington 59 minutes), Oxford c.24 miles and Cirencester c.13 miles. Communication, M4 j.15 c.13 miles, M40 j.9 c.31 miles, M5 j.11a c.27 miles.

THE PROPERTY

Perrinsfield is a modern residential development of 2, 3 and 4 bedroomed homes located on the northern edge of the town. Number 5 comprises a middle of terrace house that has been traditionally constructed of reconstituted stone elevations set beneath a pitched tiled roof. The house enjoys the comfort of a gas fired boiler that powers the domestic hot water and heating systems. Replacement Upvc windows throughout.

The accommodation provides entrance lobby with access to kitchen and door to sitting room. The kitchen has been fitted with a range of base and wall mounted units with built-in low-level cooker and four ring hob. Plumbing for washing machine and space for upright fridge/freezer. The sitting room has an open plan stairwell rising to first floor and patio door into the south facing rear garden. Two bedrooms and bathroom lie to the first floor. The south facing rear garden is enclosed by timber fencing and reflects paved terrace onto lawns. Garage and off-road parking for two cars.

GENERAL INFORMATION

The property is freehold offering vacant possession upon completion. Council Tax Band 'C' for Council Tax purposes, charges 2026/27 £2,146.84. EPC Band 'C' (70). All main services connected. Local authority – Cotswold District Council (01285) 623000. Broadband & Mobile signal checker via www.ofcom.org.uk

DIRECTIONS

Leaving Lechlade to the north, at the roundabout take the first left then left into Perrinsfield. Continue into the development, bearing left then taking the second right turning the property will be seen on your right-hand side shortly after.



GROUND FLOOR
APPROX. FLOOR
AREA 27.0 SQ.M.
(290 SQ.FT.)

1ST FLOOR
APPROX. FLOOR
AREA 27.0 SQ.M.
(290 SQ.FT.)

TOTAL APPROX. FLOOR AREA 53.9 SQ.M. (581 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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