



## A THREE BEDROOM ATTACHED HOUSE LOCATED IN LECHLADE

5 GALES COURT,  
LECHLADE, GLOUCESTERSHIRE, GL7 3DG

FREEHOLD £329,000

**Ridgeway**

### ENTRANCE PORCH

Entrance door with obscure glazed sidescreen.

### ENTRANCE HALL

Staircase to first floor. Understairs cupboard and recess. Engineered oak flooring. Radiator.

### CLOAKROOM

Obscure glazed window. Suite comprising of a low level WC and wall mounted wash basin. Tiled splashbacks. Radiator.

### OPEN PLAN SITTING/DINING ROOM/KITCHEN

Window with shutter blind. French door and sidescreen to garden. Logburner as fitted into chimney breast with oak crossbeam. Television point. Radiator. Belfast sink fitted into a wooden worksurface with mixer tap above and cupboard below. Further range of refitted wall and base units. Tiled splashbacks. Integrated Lamona appliances including a four ring hob with extractor canopy above, built in oven, fridge freezer, dishwasher and washing machine. Engineered oak flooring.

### LANDING

Mezzanine window with shutter blind. Roof access. Built in airing cupboard.

### BEDROOM ONE

Windows with shutter blinds. Radiator.

### BEDROOM TWO

Window with shutter blind. Radiator.

### BEDROOM THREE

Window to front. Radiator. Wall mounted boiler for domestic hot water and central heating.

### SHOWER ROOM

Obscure glazed window to front. A refitted suite comprising an oversized shower cubicle, closed unit WC and wash basin. Tiled flooring and surrounds. Ladder radiator.



## OUTSIDE

Gales Court is approached from Mount Pleasant along a gravelled forecourt. Raised flower beds.

The rear garden is westerly facing and enclosed. It has been landscaped with timber decking and a pond. Pergola and pathway. Side pedestrian access. Flower and shrub beds. Storage cupboard.

## OVERSIZED GARAGE

With up and over door. Power and lighting. The owners park two cars in front of the garage.

## 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 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 good range of further shops. The 15th century Church of England parish church of Saint Lawrence overlooks the Market Place. The main roads through the town can be busy at peak times 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

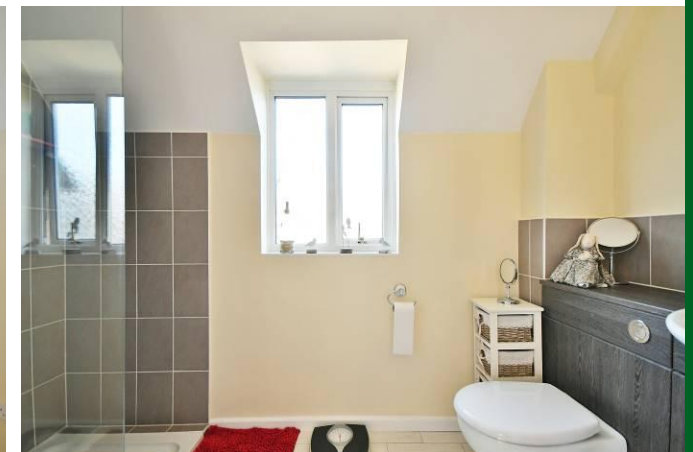
**Tenure:** Freehold

**Services:** All mains services

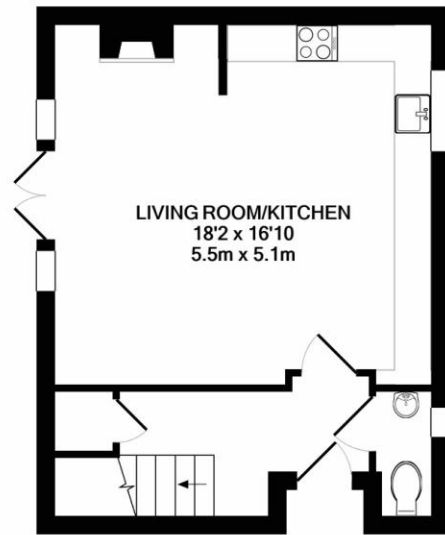
**Local Authority:** Cotswold District Council

**Directions:** From the Market Place proceed towards Fairford. Take the first right into Mount Pleasant and Gales Court is on the right.

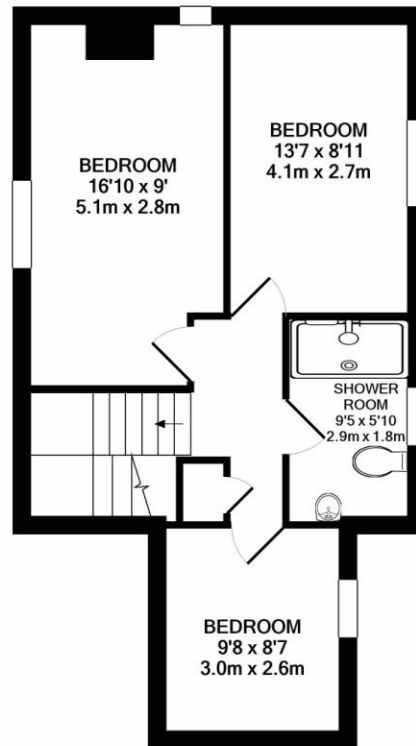
**Viewing:** Strictly by appointment with Ridgeway Estate Agents.



## FLOORPLANS



GROUND FLOOR  
APPROX. FLOOR  
AREA 400 SQ.FT.  
(37.1 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 485 SQ.FT.  
(45.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 885 SQ.FT. (82.2 SQ.M.)

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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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

