



A TWO BEDROOM COTTAGE LOCATED IN LECHLADE

6 MOUNT PLEASANT COTTAGES, MOUNT PLEASANT,
LECHLADE, GLOUCESTERSHIRE, GL7 3DG

FREEHOLD £320,000

**Ridgeway**

ENTRANCE LOBBY

Entrance door with obscure glazed stained glass panels. Radiator. Obscure glazed panelled double doors to the sitting room.

SITTING ROOM

Window to front. Logburner as fitted. Staircase to first floor. Wood effect flooring. Television point. Recessed cupboards. Radiator.

KITCHEN/DINING ROOM

French doors to garden. Window to side. One and a half bowl single drainer stainless steel sink unit with mixer tap inset into a rolled edge worksurface with cupboard below. Further range of refitted wall and base units. Tiled splashbacks and flooring. Four ring Schott Ceran hob with extractor canopy above. Built in Indesit oven. Integrated Diplomat dishwasher. Space and plumbing for automatic washing machine. Further utility space. Radiator. Cupboard housing a Worcester boiler for domestic hot water and central heating.

LANDING

Roof access. Built in linen cupboard.

BEDROOM ONE

Window to front. Radiator.

BEDROOM TWO

Window to rear. Radiator. Wall to wall range of fitted wardrobes and shelving.

STUDY

Radiator.

SHOWER ROOM

Obscure glazed window to side. Suite comprising of a shower cubicle with Mira unit and a vanity unit. Ladder radiator. Tiled splashbacks.

CLOAKROOM

Suite comprising of a low level WC and wall mounted wash basin. Tiled splashbacks. Wood effect flooring.



OUTSIDE

The front is enclosed by hedgerow and stone walling. Laid to gravel.

The rear garden is easterly facing and enclosed. Block paved patio. Laid to lawn with mature borders and several trees. Outside tap. Storage shed and greenhouse.

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 turning right into Mount Pleasant.

Energy Performance: A copy of the full Energy Performance Certificate is available upon request.

Viewing: Strictly by appointment with Ridgeway Estate Agents.



FLOORPLANS



GROUND FLOOR
APPROX. FLOOR
AREA 365 SQ.FT.
(33.9 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 331 SQ.FT.
(30.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 696 SQ.FT. (64.7 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 are 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.

