



Perrinsfield, Lechlade, Gloucestershire GL7 3SD

£279,950  
(Subject to Contract)

*Hanley's*

## Perrinsfield Lechlade GL7 3SD

Situated in a sought after location this attractive two bedroom end of terrace house is offered sale with **NO ONWARD CHAIN**. The accommodation comprises: entrance hall, fitted kitchen, living/dining room with patio doors to the rear garden. To the first floor: landing, two bedrooms; one with built-in wardrobes, and bathroom with shower over the bath. Outside to the rear is an enclosed garden, paved for ease of maintenance with shrub border, brick built barbeque and gated access to the side. To the front pathway leads to the front door, areas laid to stone chipping with hedge. There is a single garage with driveway parking and a further area with small tree. The property further benefits from gas fired radiator central heating, double glazing and additional parking.



**1 Bathroom**



**2 Bedrooms**



**1 Reception**

**EPC: D 65**

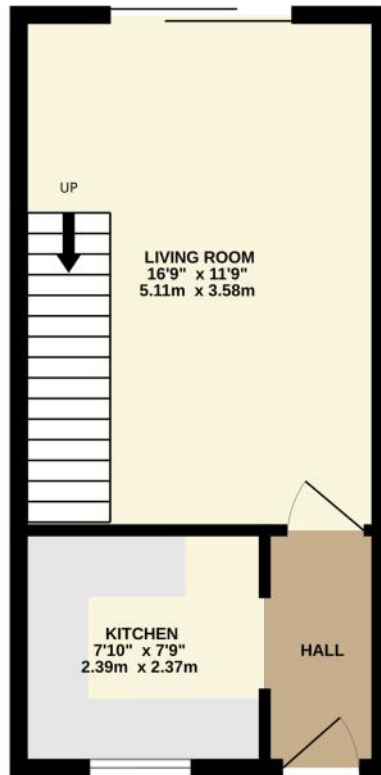
**Council Tax Band: C**

**Tenure: Freehold**

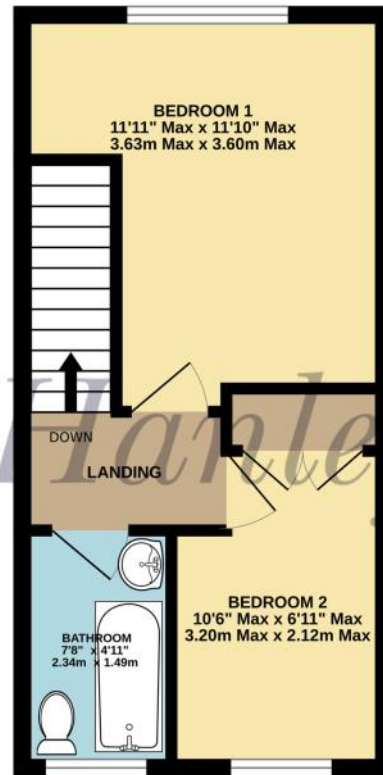


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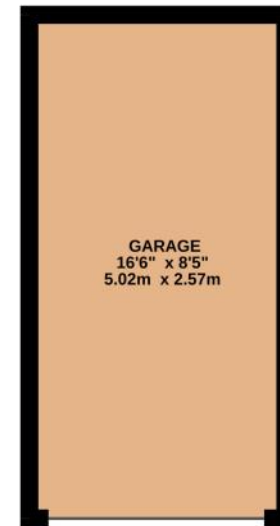
GROUND FLOOR  
291 sq.ft. (27.0 sq.m.) approx.



1ST FLOOR  
291 sq.ft. (27.0 sq.m.) approx.



GARAGE  
138 sq.ft. (12.8 sq.m.) approx.



TOTAL FLOOR AREA : 720 sq.ft. (66.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Hanley's Estate Agents  
25 High Street, Highworth, SN6 7AG  
Tel: 01793 762005 mail@hanleys.co.uk

