



A ONE BEDROOM TERRACED COTTAGE LOCATED IN LECHLADE

13 TIDFORD COTTAGES , RIVERSIDE MEWS,
LECHLADE, GLOUCESTERSHIRE, GL7 3AL

£850 PCM

**Ridgeway**

A one bedroom cottage situated at Riverside Mews, close to the marina and River Thames as well as the centre of the popular Cotswold market town of Lechlade.

SITTING/DINING ROOM

19' 0" x 14' 5" (5.79m x 4.39m)

Part obscure glazed entrance door. Window to front. Staircase to first floor. Four uplighters. Two radiators.

KITCHEN

14' 5" x 7' 2" (4.39m x 2.18m)

Window to rear. Part obscure glazed door to rear. One and a half bowl single drainer sink unit with mixer tap inset into a rolled edge worksurface with cupboards below. Further range of fitted wall and base units. Tiled splashbacks. Four ring Diplomat gas hob with extractor above. Built in Diplomat oven. Integrated fridge freezer. Space and plumbing for automatic washing machine. Radiator. Halstead boiler for domestic hot water and central heating.

LANDING

Velux window to rear. Good sized built in eaves cupboard.

DOUBLE BEDROOM

14' 6" x 12' 8" (4.42m x 3.86m)

Window to front. Radiator. Roof access.

BATHROOM

Velux window to rear. Suite comprising of a corner bath with mixer tap shower. Pedestal wash basin. Low level WC. Radiator. Tiled walls.

EAVES STORAGE

14' 6" x 6' 11" (4.42m x 2.11m)

OUTSIDE

To the rear is a raised patio garden.

We understand that the tenant parks to the rear of the cottage. There is an additional parking space for one car in an area allocated by the marina.

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 named after the River Leach that joins the Thames near here and 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 Christmas



shop. Near the 15th century Church of England parish church of Saint Lawrence, in the centre of the town, there is a large open space which is now a car park. The main roads through the town are busy, 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.

AGENTS' NOTE: At the time of preparing for marketing, the landlord has arranged for some decoration and new flooring.

Additional Information

Tenure: Freehold

Services: All mains services

Local Authority: Cotswold District Council

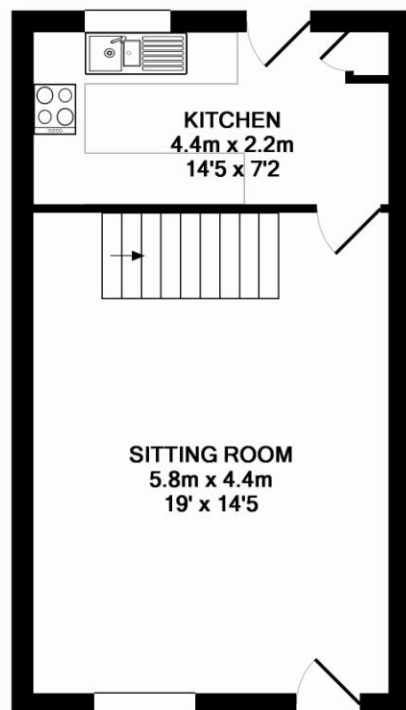
Directions: From the Market Place proceed towards Fairford and through the lights. Turn left onto Bell Lane and bear right at the end to Tidford Cottages.

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

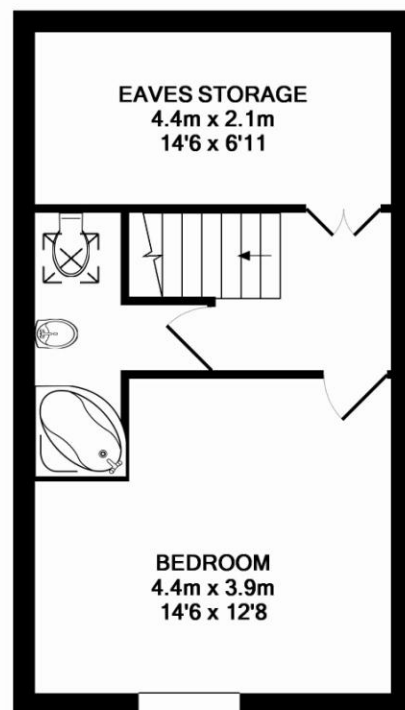
Viewing: Strictly by appointment with Ridgeway Estate Agents.



FLOORPLANS



GROUND FLOOR
APPROX. FLOOR
AREA 35.1 SQ.M.
(378 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 35.2 SQ.M.
(379 SQ.FT.)

TOTAL APPROX. FLOOR AREA 70.3 SQ.M. (757 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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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.

