



## 1 SWAN BARN

BURFORD STREET, LECHLADE, GLOUCESTERSHIRE, GL7 3AP

OFFERS IN EXCESS OF £250,000

A stylish period conversion, offering a ground floor apartment with considerable charm, private courtyard and parking, centrally located within this popular riverside town.





## LOCATION

Lechlade is located on the further most navigational point of the River Thames bordering three counties. It is a charming historic Cotswold market town boasting a vibrant community. The town offers a wealth of reputable day to day amenities to include a popular primary school, convenience stores, butchers, modern medical centre, dentists, numerous public houses and restaurants. Its proximity to the River Thames affords aquatic past times and splendid walks.

## THE PROPERTY

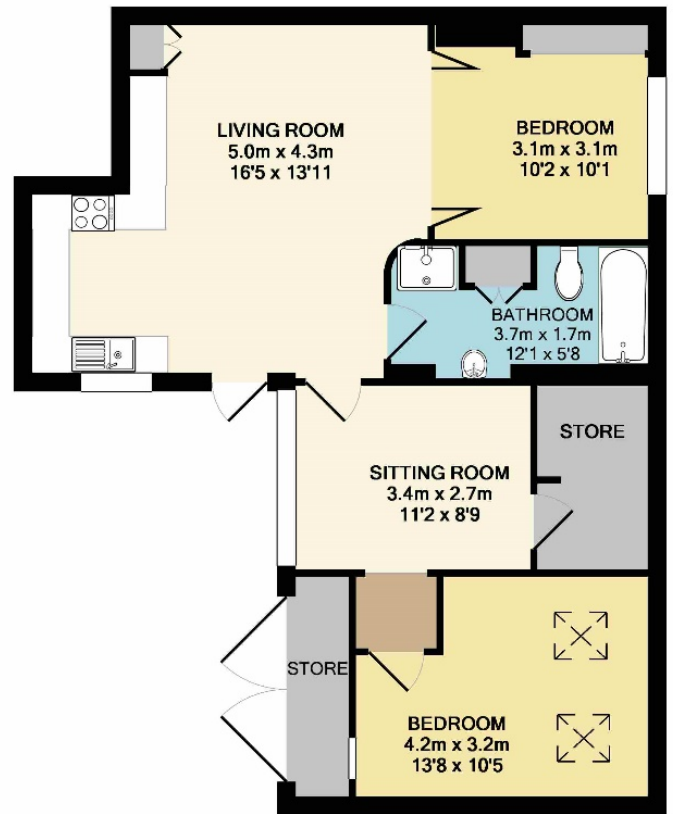
Swan Barn lies off the High Street, quietly set away from the busy roads but within a short walk of the town's amenities, cafés and restaurants. The property forms the ground floor of a period Cotswold stone constructed barn that was skillfully converted to provide two spacious apartments, each with parking.

1 Swan Barn is a unique and extremely stylish ground floor home. Gated access leads into the private courtyard. On entering the property, you are met with a generous open plan living space with fitted kitchen incorporating appliances, flagstone floors with sitting area and bi-folding doors opening into a further reception area or second bedroom with discrete recessed drop-down double bed. The sitting room has a floor to ceiling window shedding light from the courtyard, beyond lies a walk-in wardrobe with first floor storage above. The bathroom has been well-designed to offer paneled bath and separate shower cubicle along with utility area. There is a good-sized double bedroom with roof lights situated off the sitting area. The property's benefits from parking and external store.

This is a very stylish property, ideal first time buy, investment or 'lock and leave'. An internal inspection is highly recommended. Estimated letting income on an Assured Shorthold Tenancy £12,000 pa.

## GENERAL INFORMATION

The freehold of 1 & 2 Swan Barns is held by the owners. 1 Swan Barn is leasehold with a 125-year term from 2002. Vacant possession is offered upon completion. We are advised that all main services are connected. Telephone subject to the usual BT transfer regulations. Council Tax Band 'B' 2021/22 charges £1,450.58. EPC – Band 'D'. Local Authority: Cotswold District Council, Cirencester 01285 623000



TOTAL APPROX. FLOOR AREA 68.5 SQ.M. (737 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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