







## 2 Monks Walk, St Johns Priory, Lechlade, Gloucestershire.

### DIRECTIONS

Please use the postcode GL7 3HT or call the office at any time for detailed directions from your location.

### SUMMARY

Substantial detached residential park home situated on this favoured, pet friendly site for the over 50's on the edge of Lechlade-on-Thames. It is convenient for the many amenities of this popular town as well as the beautiful, surrounding Cotswolds countryside. The property and gardens would benefit from some updating and it is offered for sale with no onward chain.

### PROPERTY

The property is accessed via a large and welcoming entrance hall with storage cupboard. To the right is the dining room which opens up into the large living room with bay windows to the front. The kitchen is fitted with a range of storage and appliance space. There are two good size bedrooms which both benefit from built in storage. The property is completed by the family bathroom which is fitted with a suite comprising bath with shower over, wc, and wash hand basin.

### GARDENS

The property sits on a good size plot with gated driveway parking and garage. There is an area of garden to the rear and side of the property which requires some updating.

### LOCATION

St Johns Priory Park is in an excellent location positioned on the edge of Lechlade-on-Thames. The town of itself is less than a mile away and within easy walking distance providing post office, individual shops, public houses, library, doctors, dentists and St Lawrence Church, combined with nearby walks in the beautiful Cotswold countryside.

### VIEWING

Viewing is available by appointment 7 days a week. Please call your local office to arrange.

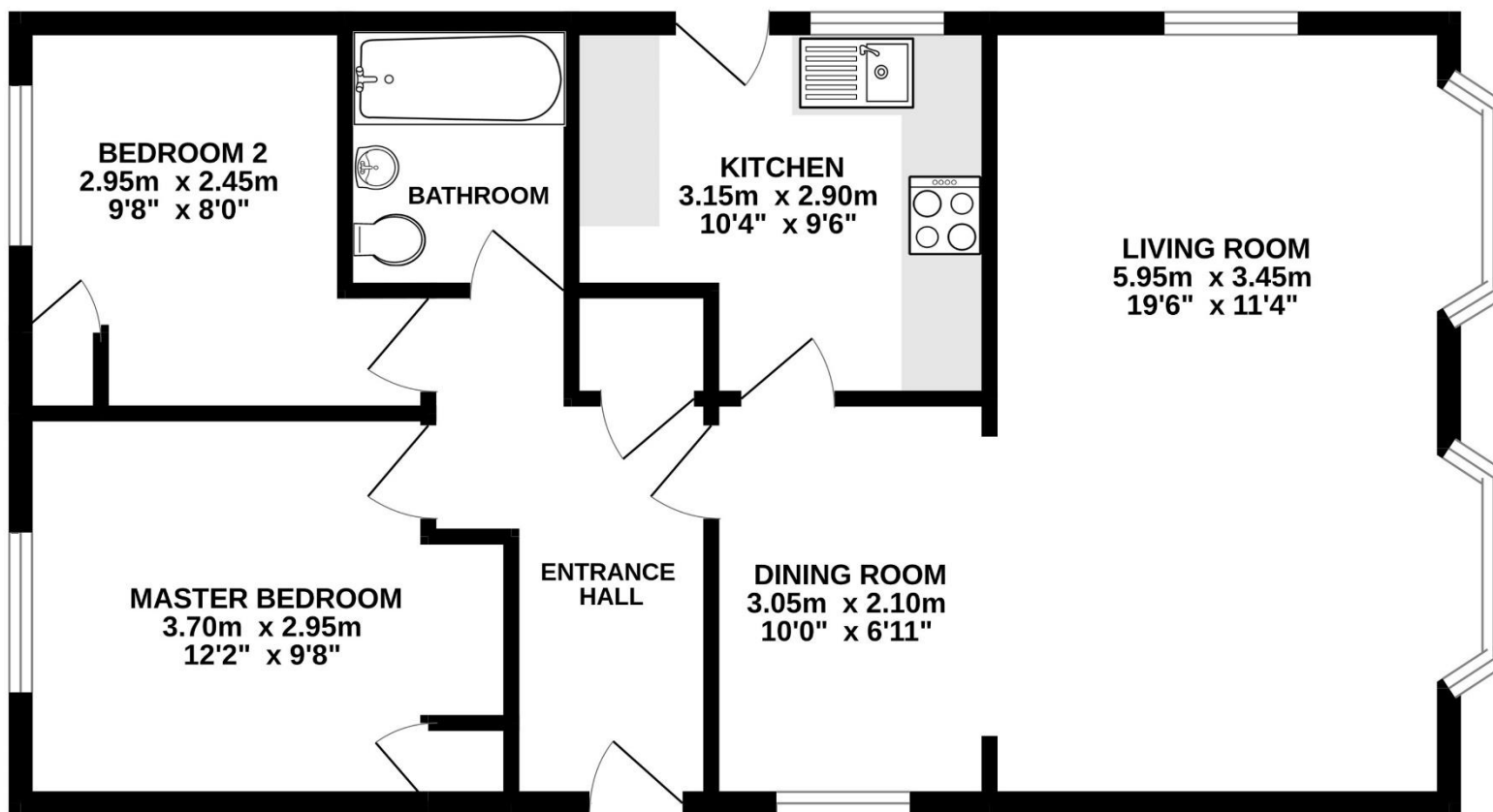
### MORTGAGE

We advise potential purchasers to speak to Financial Associates to discuss their financial requirements. Call us for further information.

### AGENTS NOTE

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a survey, nor have we tested any services, appliances or any specific fittings at the property. Room sizes should not be relied upon for carpets and furnishings.





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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