



## 5 Hambidge Lane, Lechlade, Gloucestershire, GL7 3BD

£1,350 Per Calendar Month

- Three bedroom semi detached
- Kitchen/dining room
- Garage and driveway parking
- Newly decorated
- Utility/cloakroom
- Sitting room
- Large garden

# 5 Hambidge Lane, Lechlade, Gloucestershire, GL7 3BD

A newly decorated three bedroom semi detached situated in the popular Cotswold market town of Lechlade on Thames. Comprising of an entrance hall, sitting room, utility/cloakroom, kitchen/dining room, three bedrooms and a bathroom. Outside are good sized gardens, a garage and driveway parking.

EPC Rating- D. Council Tax Band- C. Heating type – Gas

Current Electric Provider- TBC. Current Gas Provider- TBC. Water Supplier- Thames Water

Length of Tenancy- 12 Months

Deposit- £1,557.69 (5 Weeks Rent)

Holding Fee- £311.53 (1 Weeks Rent, Once successfully passed referencing this will go towards the first months rent)



Council Tax Band: C



### ENTRANCE HALL

Half obscure glazed entrance door. Staircase to first floor. Telephone point.

### SITTING ROOM

14'10" x 12'3"

Window to front. Coal effect electric fire as fitted into a tiled hearth with a wooden mantel. Radiator. Television point.

### INNER HALL

Walk in larder with shelving. Also housing a wall mounted Baxi boiler for domestic hot water and central heating.

### UTILITY/CLOAKROOM

6'2" x 6'1"

Obscure glazed window to rear. Low level WC. Wash basin inset into a rolled edge work surface. Tiled splashbacks. Bosch washing machine. Hotpoint tumble dryer. Radiator.

### KITCHEN

13'5" x 10'0"

Window to rear. Pine panelled ceiling. Single drainer stainless steel sink unit with cupboard below. Further wall and base units. Tiled splashbacks. Electra gas cooker. Frigdemaster fridge freezer. Radiator.

### DINING ROOM

9'11" x 8'8"

Part pine panelled walls in the dining area. Tiled flooring.

### REAR LOBBY

Half obscure glazed door to the driveway.

### LANDING

Window to side. Roof access.

### BEDROOM ONE

9'11" x 9'4"

Window to front. Radiator.

### BEDROOM TWO

12'3" x 9'4"

Window to rear. Radiator. Built in airing cupboard.

### BEDROOM THREE

9'5" x 8'10"

Window to rear. Radiator.

### BATHROOM

Obscure glazed window to front. Suite comprising of a panelled bath with shower above, pedestal wash basin and low level WC. Tiled surrounds. Radiator.

### OUTSIDE

The frontage is laid partly to gravel. A tarmac driveway leads to the side and on to the garage, providing parking for several vehicles.

The rear garden is south westerly facing. Patio. Outside tap. Pedestrian gate to the driveway. A concrete path runs the length of the garden and leads to two sheds and a greenhouse. Laid to lawn with flower and shrub beds.

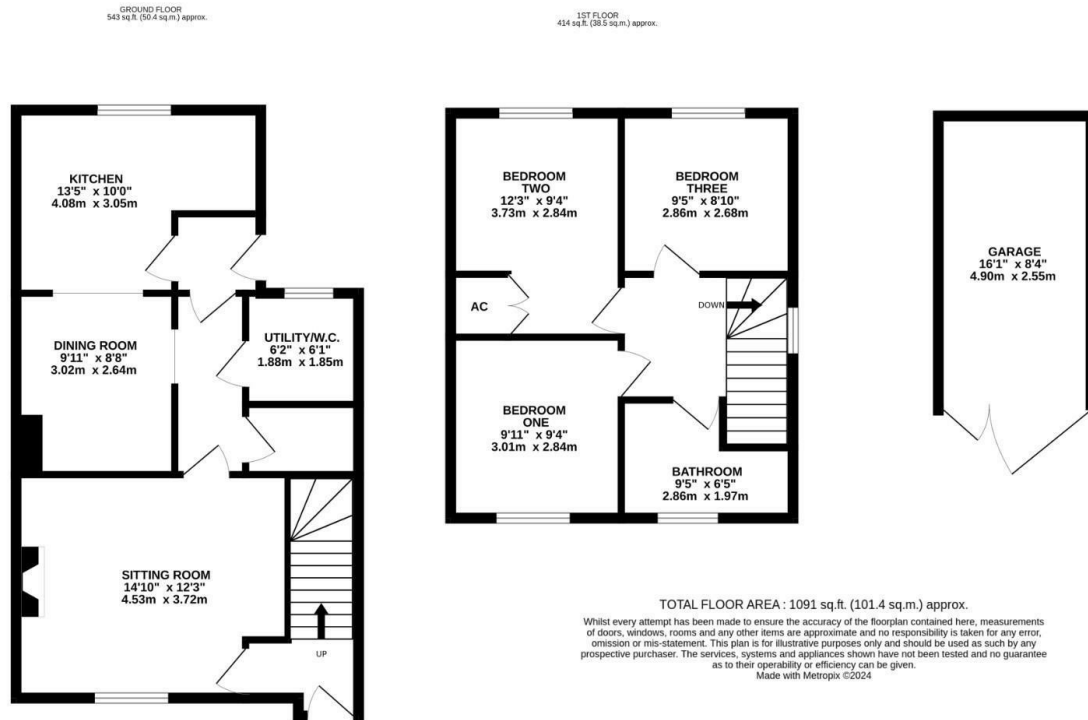
### GARAGE AND DRIVEWAY

16'1" x 8'4"

The garage is at the end of the driveway. Wooden swing doors.

### 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.



## Directions

From the Market Place proceed towards Burford. Turn left to Hambidge Lane and the property will be found a short distance on the left.

## Viewings

Viewings by arrangement only. Call 01367 250011 to make an appointment.

