



Hambidge Lane, Lechlade GL7 3EL

welcome to

Hambidge Lane, Lechlade

Charming 3-bed semi in Lechlade-on-Thames, built in Cotswold stone style. Features a bay-fronted lounge, refitted kitchen/diner, utility, large cloakroom, and courtyard garden. Includes garage with boarded loft, rear driveway, and no onward chain. Ideal first-time or small family home.



Entrance Hall

Front aspect door, radiator, stairs to the first floor and door to the lounge.

Lounge

16' 4" into the bay x 12' 4" (4.98m into the bay x 3.76m)
Front aspect bay window, radiator, electric fire and door to the kitchen.

Kitchen/Dinner

15' 4" x 9' 9" (4.67m x 2.97m)
Re-fitted kitchen comprising of a range of eye and low level units, work surfaces, one and half bowl sink and drainer, fitted fridge, fitted freezer, 2nd fitted freezer, fitted electric oven, gas hob and cooker hood, plumbing for dishwasher, tiled splash backs, ceramic floor tiles, rear aspect window, rear aspect patio doors to the garden, radiator, under stairs cupboard and arch to utility room.

Utility Room

10' 11" x 4' 2" (3.33m x 1.27m)
Range of eye and low level units, work surfaces, wall mounted boiler, rear aspect door to the garden, radiator, skylight ceramic tiled floor, and door to the cloakroom.

Cloakroom

9' 10" x 4' 3" (3.00m x 1.30m)
Re-fitted suite offering a low level wc, hand wash basin, work surface, plumbing for a washing machine, eye level unit, ceramic tiled floor, towel radiator, extractor fan and skylight.

First Floor Landing

Airing cupboard, loft access and doors to all rooms.

Bedroom One

12' 9" x 9' 3" (3.89m x 2.82m)
Front aspect window, radiator, built in wardrobes and bulk head storage cupboard.

Bedroom Two

8' 5" x 7' 10" (2.57m x 2.39m)
Rear aspect window and radiator.

Bedroom Three

7' 10" x 6' 10" (2.39m x 2.08m)
Rear aspect window, radiator and built in wardrobe.

Bathroom

Fitted suite comprising of panel enclosed corner bath with shower over, low level wc, hand wash basin, part tiled walls, ceramic tiled floor, extractor fan, towel radiator and side aspect window.

Rear Garden

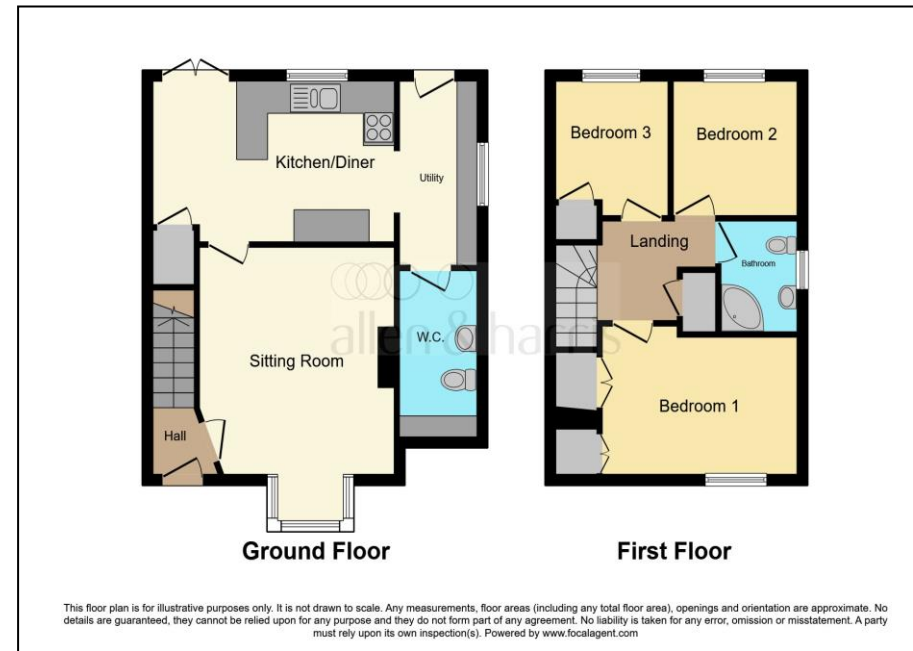
Enclosed courtyard garden which is enclosed by Cotswold stone walling, side access gate and mature hedges.

Garage

Up and over door, light and power, loft access with full boarded loft.

Driveway

Separate Driveway to the rear of the garden for one car.



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Hambidge Lane, Lechlade

- Three Bedroom Semi-detached Home
- No Onward Chain
- Bay Fronted Lounge
- Re-fitted Kitchen/diner
- Utility Room and Generous Sized Cloakroom

Tenure: Freehold EPC Rating: D

Council Tax Band: C

£350,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HWT106311 - 0003

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allen & harris



01793 762407



Highworth@allenandharris.co.uk



40A High Street, HIGHWORTH, Wiltshire, SN6 7AQ



allenandharris.co.uk