Ridgeway

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15 Hambidge Lane, Lechlade, Gloucestershire, GL7 3BD

Asking Price £299,950

- Three bedroom semi detached
- Kitchen/dining room
- Large southerly rear garden
- Scope for improvement or extension
- Sitting room
- No onward chain

Ridgeway Estate Agents Burford Street, Lechlade, Gloucestershire, GL7 3AP
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A mature three bedroom semi detached house situated in the popular Cotswold market town of Lechlade on Thames. The accommodation offers an entrance hall, sitting room, kitchen/dining room, three bedrooms and a bathroom. Outside are good sized gardens, a garage, sheds and greenhouse. There is driveway parking for three cars. The property is in need of some updating and is available with no onward chain.

Additional Information:
Council Tax Band- C
EPC Rating- TBC
Freehold

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Council Tax Band: C





ENTRANCE HALL
Part obscure glazed entrance door with leaded lights. Window to side. Staircase to first floor. Radiator.

SITTING ROOM
13'8" x 12'9"
Window to front. Coal effect electric fire. Two radiators. Television lead and telephone point. Understairs cupboard with window to side.

KITCHEN/DINING ROOM
17'1" x 8'9"
Windows to rear and side. Half obscure glazed door to side. Single drainer stainless steel sink unit inset into a rolled edge worksurface with cupboard below. Further wall and base units. Tiled splashbacks. Cooker space. Space and plumbing for automatic washing machine. Further utility space. Built in cupboard. Radiator. Wall mounted Vaillant boiler for domestic hot water and central heating.

LANDING
Window to side. Roof access. Built in linen cupboard with radiator.

BEDROOM ONE
13'3" x 10'2"
Window to front. Radiator.

BEDROOM TWO
8'9" x 8'3"
Window to rear.

BEDROOM THREE
8'3" x 8'1"
Window to rear.

BATHROOM
10'0" max x 6'7"
Obscure glazed window to front. Suite comprising of a panelled bath, pedestal wash basin and low level WC.. Tiled surrounds. Radiator.

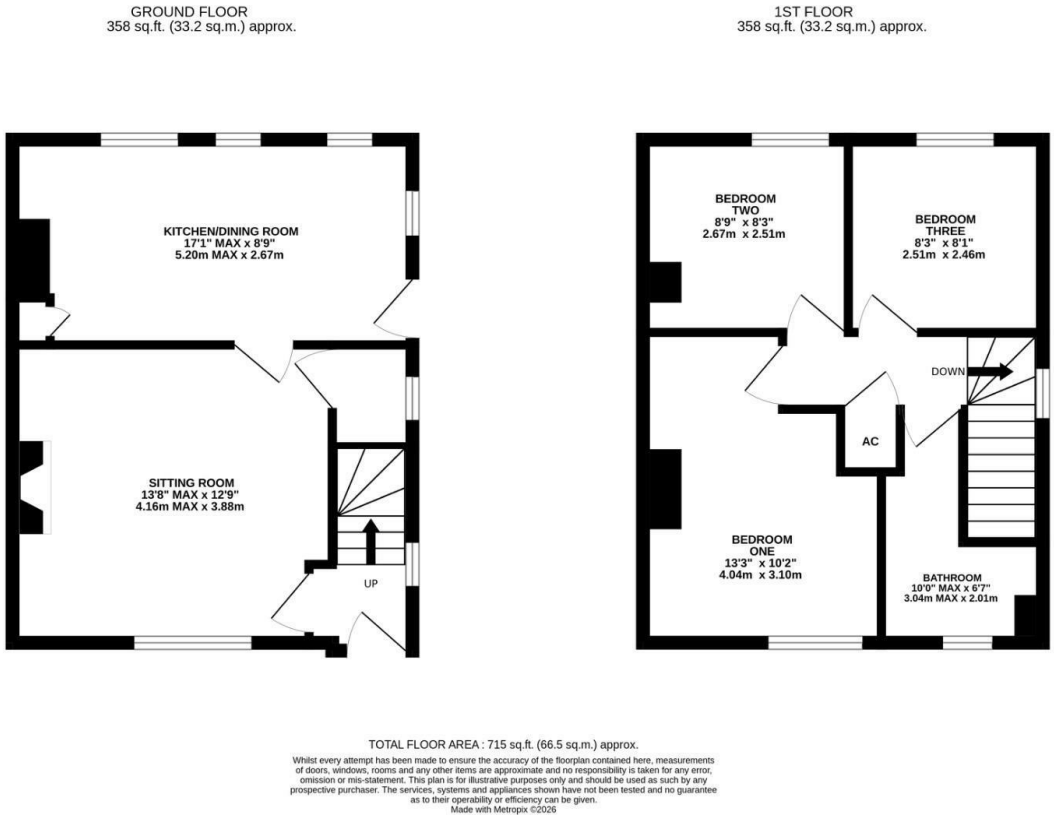
OUTSIDE
To the front, double gates lead to the driveway providing comfortable off road parking for three cars. Laid to lawn with borders.

The rear garden is a good size and has, up until recent times, been used as a vegetable garden.

GARAGE

TWO TIMBER SHEDS AND GREENHOUSE

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.



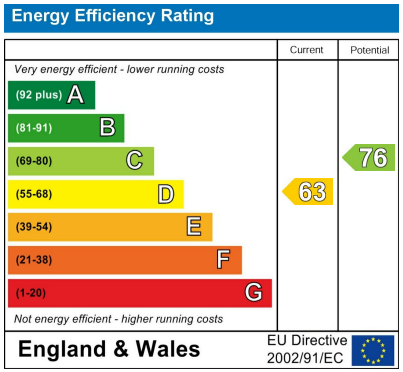


Directions

From the Market Place, proceed towards Burford. Turn left onto Hambidge Lane and the property will be found on the left.

Viewings

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



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