



FREEHOLD

£300,000



15 PRIMROSE WAY, LYDNEY, GL15 5SQ

- LIVING ROOM
- DINING AREA
- BATHROOM
- GARAGE

- KITCHEN
- THREE BEDROOMS
- PARKING FOR 2 / 3 MOTOR VEHICLES
- NO ONWARD CHAIN

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15 PRIMROSE WAY, LYDNEY, GL15 5SQ

A DETACHED THREE BEDROOM BUNGALOW IN THE POPULAR PRIMROSE HILL AREA REQUIRING SOME MODERNISATION AND UPDATING, THE PROPERTY HAS NO ONWARD CHAIN. LYDNEY TOWN OFFERS A WIDE RANGE OF FACILITIES INCLUDING VARIETY OF SHOPS, BANKS, BUILDING SOCIETIES AND SUPERMARKETS, AS WELL AS A SPORTS CENTRE, GOLF COURSE, DOCTORS SURGERIES, TRAIN STATION, PRIMARY AND SECONDARY SCHOOLS. A WIDER RANGE OF FACILITIES ARE ALSO AVAILABLE THROUGHOUT THE FOREST OF DEAN INCLUDING AN ABUNDANCE OF WOODLAND AND RIVER WALKS. THE SEVERN CROSSINGS AND M4 TOWARDS LONDON, BRISTOL AND CARDIFF ARE EASILY REACHED FROM THIS AREA ALONG WITH THE CITIES OF GLOUCESTER AND CHELTENHAM FOR ACCESS ONTO THE M5 AND THE MIDLANDS.

RECEPTION HALL :

Radiator and door to side

LIVING ROOM: 15' 6" x 11' 3" (4.72m x 3.43m)

Feature marble style fireplace with electric fire inset, radiator, sliding patio door to rear.

KITCHEN: 10' 0" x 8' 0" (3.05m x 2.44m), A range of modern base and eye level units, with glass fronted display cabinets, worktop space incorporating single drainer sink unit, fitted extractor hood, plumbing for dishwasher and washing machine, window to side.

DINING AREA: 8' 0" x 8' 11" (2.44m x 2.72m), Radiator, window to side and French doors to rear and garden.

BEDROOM ONE: 11' 0" x 11' 0" (3.35m x 3.35m), Fitted wardrobe, over bed storage facility, radiator, window to front.

EN-SUITE: Mira sport shower cubicle, vanity wash hand basin, close couple W.C, window to side.



BEDROOM TWO: 11' 0" x 10' 6" (3.35m x 3.20m), Radiator and window to side.

BEDROOM THREE: 9' 6" x 9' 0" (2.89m x 2.74m), Radiator and window to front.

BATHROOM: Three-piece suite comforting of panelled with shower via mixer tap, close couple W.C, vanity wash hand basin, extractor fan, radiator.

OUTSIDE: Lawned area to front with hard standing driveway, for 2/3 motor vehicles, further driveway parking available subject to removing gates, patio area to rear with lawn, hedge boarder and original garage now fitted with personal door only.



SERVICES: all mains. Gas heating. Telephone subject to BT regulations. **THE SERVICES AND CENTRAL HEATING SYSTEM, WHERE APPLICABLE, HAVE NOT BEEN TESTED.**

VIEWING: BY APPOINTMENT WITH THE OWNERS SOLE AGENTS.



DIRECTIONS: From Lloyds Bank in Newerne Street continue to the end the shops and turn left in to Albert Road and continue on this road and you will see the play area on your left hand side and the road starts to level out and take the first turning right in to Primrose Way and the property can be found on the right with our For Sale Board.

IMPORTANT INFORMATION: All measurements are approximate. We have not tested any fittings, appliances or services within this property and cannot verify them to be in working order or within the Vendor/s ownership. We have not verified the tenure of the property, the type of construction or the condition thereof. Intending Purchasers should make appropriate enquiries through their own solicitor and surveyor etc., prior to exchange of contracts.

01594 833333

Ground Floor
Approx. 75.8 sq. metres (816.1 sq. feet)



Total area: approx. 75.8 sq. metres (816.1 sq. feet)



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

PASSIONATE
ABOUT
Property
SINCE 1982