



FREEHOLD

£240,000



45 LANCASTER DRIVE, LYDNEY, GL15 5SJ

- RECEPTION HALL
- KITCHEN
- BATHROOM

- LIVING ROOM
- TWO BEDROOMS
- GARDEN

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A TWO BEDROOM SEMI DETACHED BUNGALOW. 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 :

One radiator to side

LIVING ROOM: 10' 9" x 19' 5" (3.27m x 5.91m)

Max. Patio doors to garden, Coal fireplace, two radiators

KITCHEN: 10' 3" x 8' 6" (3.12m x 2.59m), Range of base and eye level storage units with worktop space incorporating single drainer stainless steel sink unit with hot and cold taps over, Hotpoint cooker, fridge

BEDROOM ONE: 8' 9" x 10' 7" (2.66m x 3.22m), One radiator, window to side

BEDROOM TWO: 10' 9" x 10' 6" (3.27m x 3.20m), Built in Wardrobe with sliding doors, radiator to side

BATHROOM: Three piece suite comprising close coupled WC, pedestal wash hand basin, walk in shower



OUTSIDE: Small lawned area and patio area, storage area and garage.

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

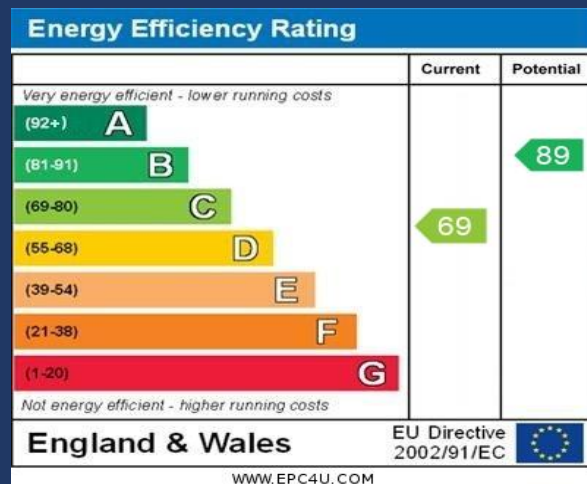
VIEWING: BY APPOINTMENT WITH THE OWNERS SOLE AGENTS.





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



PASSIONATE
ABOUT
Property
SINCE 1982