



**FREEHOLD**

**£265,000**



**80 LANCASTER DRIVE, LYDNEY, GL15 5SL**

- RECEPTION HALL
- KITCHEN
- BATHROOM
- GARDEN
- LIVING ROOM
- TWO BEDROOMS
- PARKING FOR 3 - 4 MOTOR VEHICLES
- GARAGE

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# 80 LANCASTER DRIVE, LYDNEY, GLOUCESTERSHIRE, GL15 5SL

## A TWO BEDROOM SEMI DETACHED BUNGALOW SITUATED IN A POPULAR ESTABLISHED RESIDENTIAL AREA.

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

### ACCOMODATION

#### RECEPTION HALL :

Radiator, coat hanging area, door to front with screens adjacent

#### LIVING ROOM : 15' 10" x 12' 2" (4.82m x 3.71m)

Max Wall mounted gas fire room heater, radiator, picture window to front

**KITCHEN : 10' 6" x 7' 0" (3.20m x 2.13m)**, Range of base and eye level storage units with worktop space incorporating single drainer stainless steel sink units with hot and cold taps over, window and door to side.

**INNER HALL:** , With tall storage cupboard and access to loft space, which houses the gas fired boiler (hot water and central heating).

**BEDROOM ONE : 13' 0" x 9' 0" (3.96m x 2.74m)**, Double wardrobe with shelves and hanging rail, shelved linen cupboard, radiator, window to rear over looking garden.



**BEDROOM TWO: 10' 3" x 9' 0" (3.12m x 2.74m)**, Radiator, window to rear overlooking garden.

**BATHROOM:** Three piece suite comprising of tiled corner aqua profile shower cubicle, close coupled WC, pedestal wash hand basin, bathroom cabinet, Dimplex room heater, radiator, tiled walls, window to side.

**OUTSIDE:** Property accessed with double gates on to tarmac driveway with Car Port and parking for 3 to 4 motor vehicles, low maintenance front garden area, and single garage with power, lighting and electric door which provides access to rear garden via personal door with patio lawn and 3 sheds.



**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**





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