



3 bed terraced house situated in Lydney. Comprising of 2 reception rooms, kitchen, 3 bedrooms, bathroom.
Also benefits from front and rear gardens, side access and driveway parking.

THIS PROPERTY IS SOLD AS SEEN

Ground Floor

Entrance Hall

Doors leading to 2 reception rooms and stairs to first floor

Reception Room 1

11'9" x 9'6" (3.6 x 2.9)

Window to front elevation, doors to entrance hall and kitchen

Reception Room 2

11'9" x 9'2" (3.6 x 2.8)

Window to front elevation, doors to entrance hall and kitchen

Kitchen

Range of wall and base units, stainless steel sink, space for washing machine and fridge/freezer and cooker. Window to side and rear elevation, door to rear

First Floor

Landing doors to 3 bedrooms and bathroom

Bedroom One

15'8" x 10'2" (4.8 x 3.1)

Window to front elevation, storage cupboard

Bedroom Two

16'8" x 9'6" (5.1 x 2.9)

Window to front elevation, storage cupboard

Bedroom Three

7'6" x 7'6" (2.3 x 2.3)

Window to rear elevation

Bathroom

White suite comprising of wash hand basin, low level WC and bath. Window to rear elevation

External

Garden to front and rear, driveway parking and side access to rear


Two Rivers Housing

TwoCan estate agents are advertising this property on behalf of Two Rivers Housing. Two Rivers Housing are the owners of Twocan and the Centigen brand.

Disclaimer

All measurements are approximate. We have not checked the serviceability of any appliances, fixtures or utilities (i.e. water, electricity, gas) which may be included in the sale. We cannot guarantee building regulations or planning permission has been approved and all prospective purchasers should satisfy themselves on these points prior to entering into a contract. Consumer Protection from Unfair Trading Regulations 2008. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	67	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	