



 **2**
Bedrooms

 **1**
Bathroom



This two-bedroom end terrace is nestled in a quiet cul-de-sac location, benefiting from off-road parking and providing an excellent opportunity for first-time buyers, investors, or those looking to move to a more peaceful location. This home is conveniently positioned within a comfortable distance of a nearby shop and further local amenities in Lydney town centre. It is also within walking distance to Lydney Boating Lake, a popular area for scenic walks.

This property offers great potential and is ready to start its new chapter...

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Entrance:

Paved pathway with step leading up to front door, storm porch and outside tap, step into:

Hallway:

Carpet flooring, radiator, master telephone socket, smoke alarm, power points.

Kitchen:

Vinyl flooring, UPVC double glazed window to front aspect, range of eye-level and base units with wood-effect worktop, stainless steel sink with chrome tap and drainer, four-ring electric hob and cooker with extractor fan, space for washing machine and fridge/freezer, boiler location, fuse box, carbon monoxide alarm, power points.

Living/Dining Room:

Carpet flooring, UPVC double glazed window to side aspect, thermostat, radiator, TV aerial point, power points, UPVC double glazed patio doors leading to:

Conservatory:

Tiled flooring, UPVC double glazed and obscure double glazed windows, power points, UPVC double glazed patio doors leading to garden.

Upstairs Landing:

Carpet flooring, stairs with wooden handrail, loft access with ladder, power point, storage cupboard with shelving and power points, smoke alarm.

Bedroom One:

Brown carpet flooring, UPVC double glazed window to front aspect, radiator, power points, main light with fan and speed adjuster.

Bedroom Two:

Blue carpet flooring, UPVC double glazed window to rear aspect, radiator, power points.

Bathroom:

Blue tile-effect vinyl flooring, fully tiled, UPVC obscure double glazed window to side aspect, low level W.C. with lever flush, pedestal wash hand basin with chrome effect hot and cold taps, bathtub with wooden panel and electric shower with adjustable shower head, chrome effect hot and cold taps.

Garden:

Patio area with steps leading to lawn, shed at far rear, pathway for side access to front of property.

Parking:

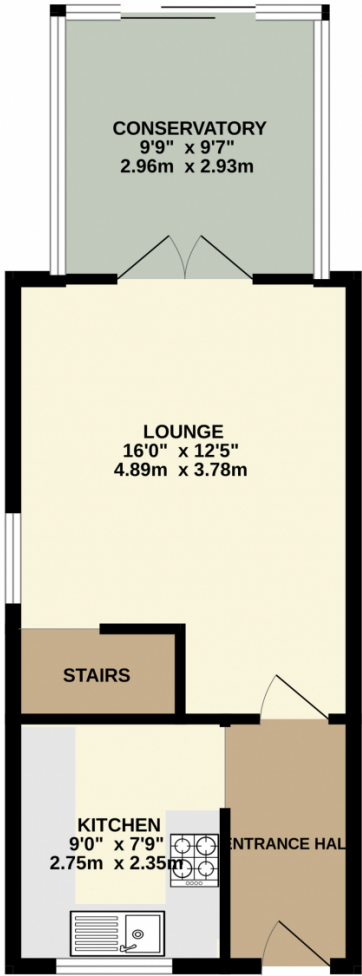
Two allocated off-road parking spaces to front of property.

Agent's Note:

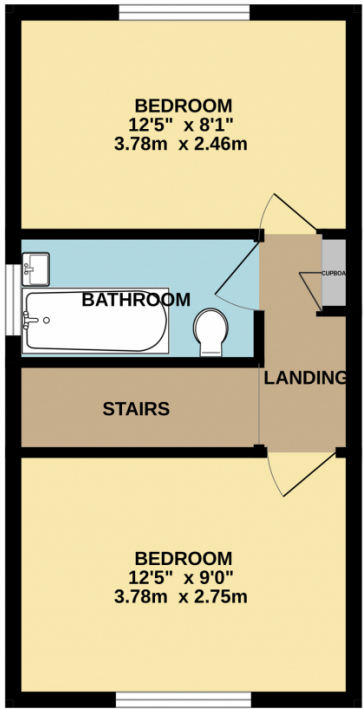
Entrance road area up to the wall boundary is shared between the three properties on Mount Pleasant Close.

LOCATION: This property is conveniently close to the town centre. Lydney offers a wide range of amenities, including supermarkets, shops, cafes, healthcare services, and leisure facilities. For commuters, the local train station and A48 provide excellent links to Gloucester, Cheltenham, and beyond. Also within a close proximity are Lydney Harbour, Bathurst Park, and Lydney Park Estate, perfect for those who also enjoy the outdoors.

GROUND FLOOR
404 sq.ft. (37.5 sq.m.) approx.



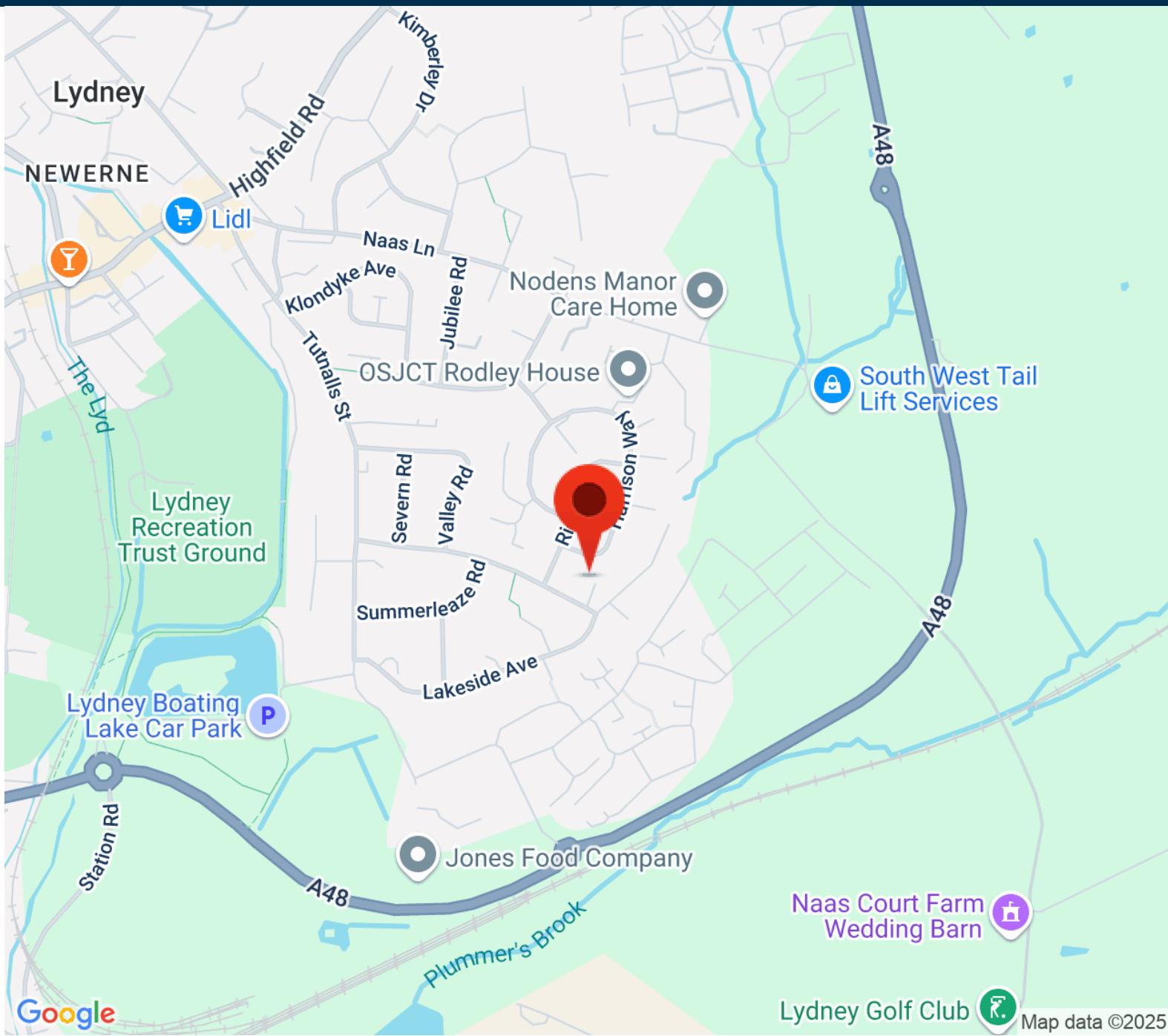
1ST FLOOR
311 sq.ft. (28.9 sq.m.) approx.

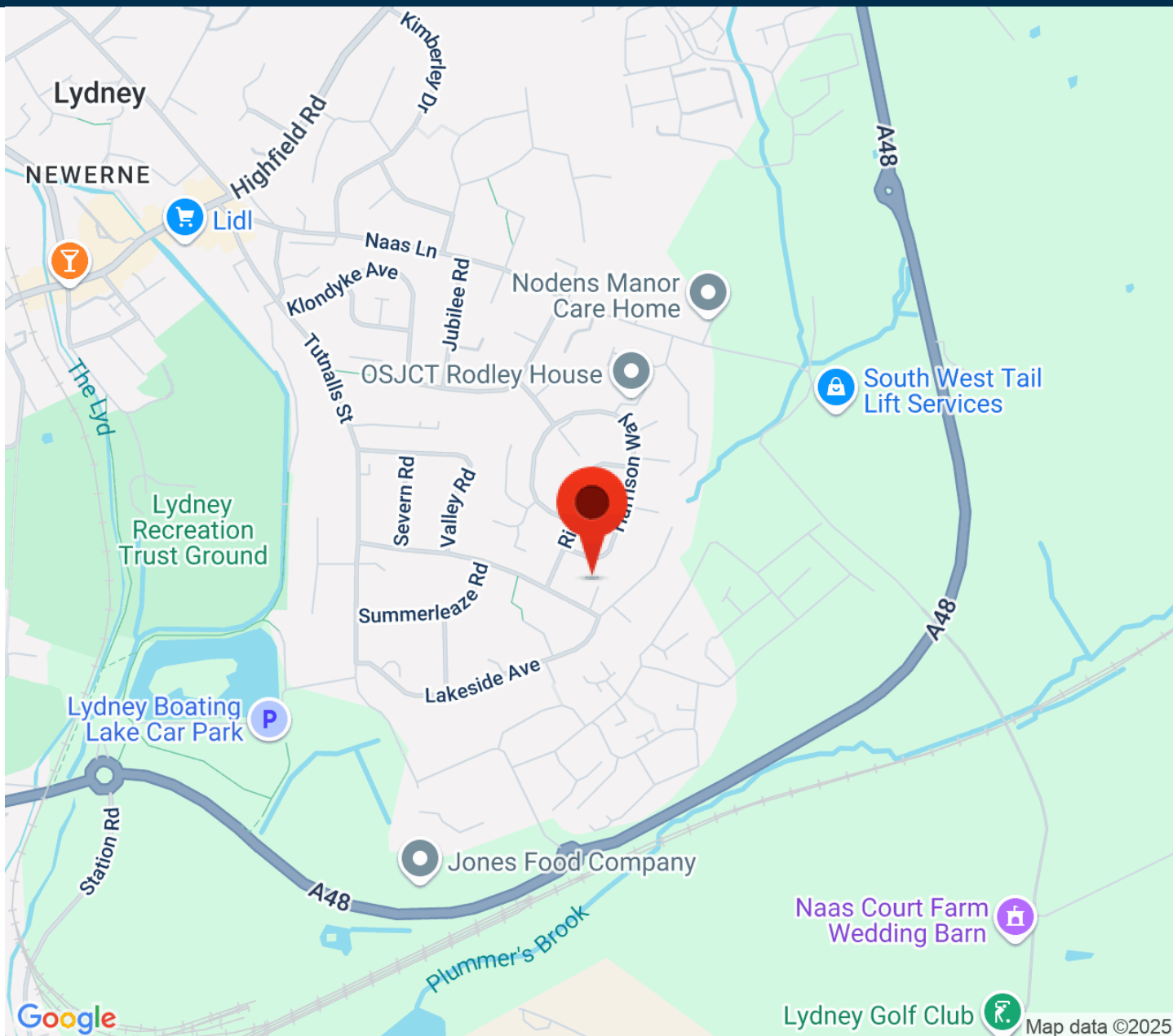


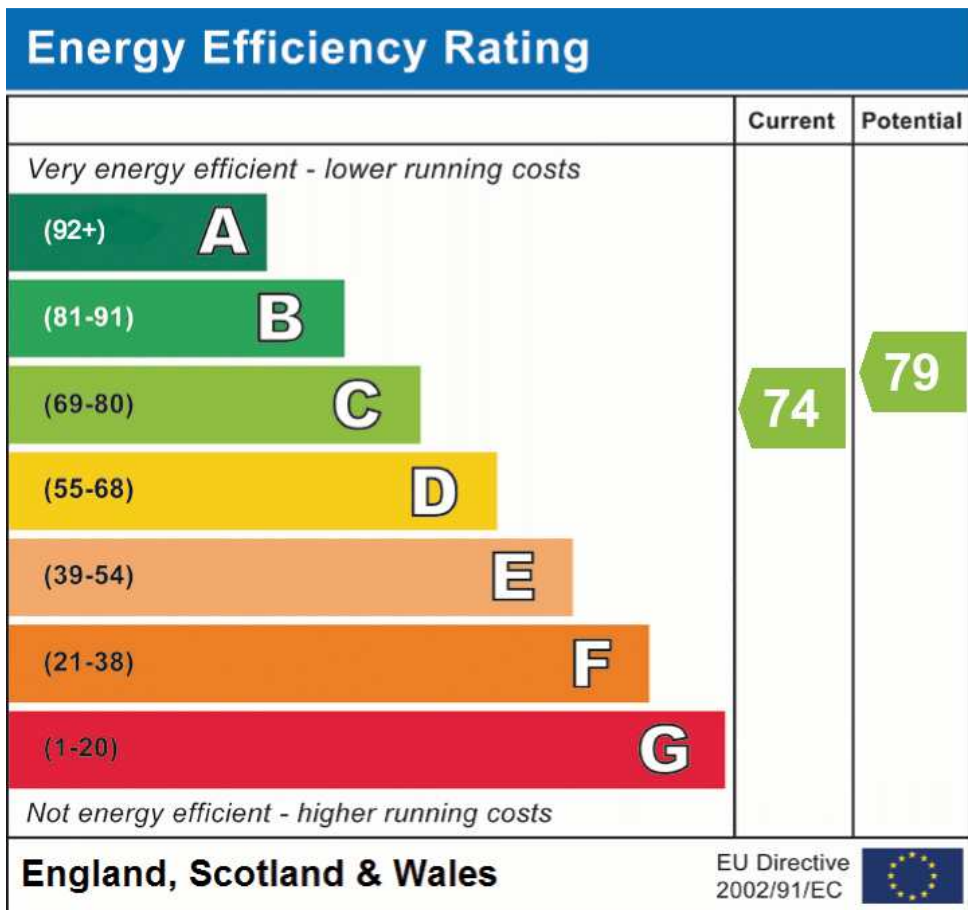
TOTAL FLOOR AREA: 715 sq.ft. (66.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Address: 1 Mount Pleasant Close, GL15