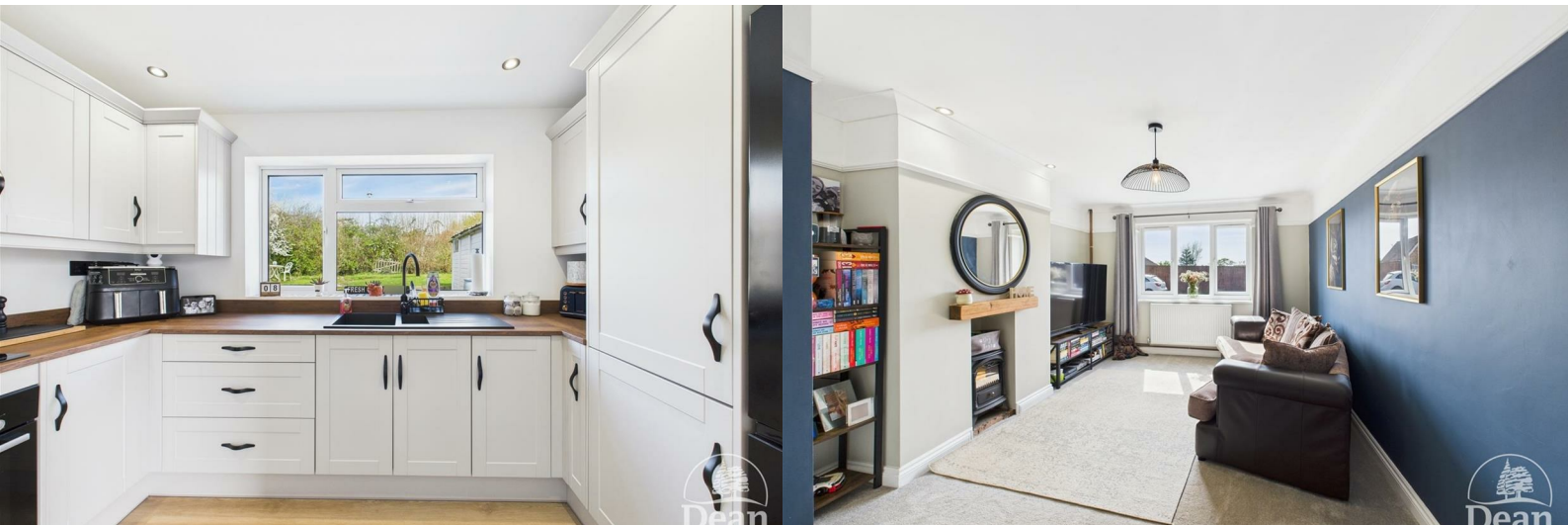




## 31 Berkeley Crescent

Lydney, GL15 5SH

£308,000

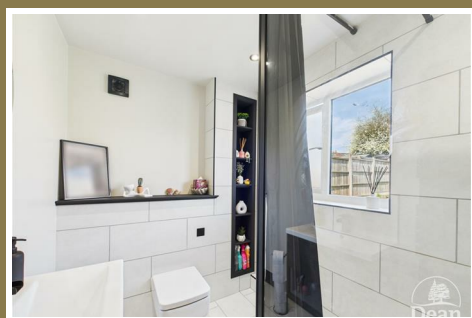




**\*\*\*VIRTUAL TOUR AVAILABLE\*\*\*** Dean Estate Agents are delighted to offer this immaculately presented detached property with three double bedrooms, off road parking and a garage to the market. This property has been fully renovated throughout including a full rewire. The ground floor boasts a modern kitchen, sizeable living room, downstairs shower room, utility space and a second reception room which could be used as a third bedroom. Upstairs, you will find two double bedrooms, a large family bathroom and a large landing which is currently used as an office space. Outside you will find a private, flat laid-to-lawned garden, with off road parking and a garage.

Berkeley Crescent is situated in Lydney where you will find a variety of local amenities such as supermarkets, doctors surgeries, pharmacies, independent businesses and much more!!

**THIS PROPERTY MUST BE VIEWED!!**



Enter via a upvc front door into:

#### Entrance Hall:

14'3 x 5'8 (4.34m x 1.73m)  
Arch way to kitchen, stairs to first floor, utility space, double panelled radiator, doors to lounge and shower room. Power and lighting, smoke alarm, under-stairs storage cupboard.

#### Living Room:

10'10 x 16'11 (3.30m x 5.16m)  
Double panelled radiator, double glazed Upvc window to front aspect, power and lighting, Gigaclear point.

#### Kitchen:

10'10 x 6'8 (3.30m x 2.03m)  
A range of eye level and base units, boiler, double glazed Upvc window to rear aspect, consumer unit, space for fridge freezer, one and a half sink with integrated drainer unit. Electric hob with extractor hood, electric oven. Power and lighting.

#### Shower Room:

7'3 x 5'8 (2.21m x 1.73m)  
Walk in double shower enclosure, hand wash basin with storage below and light up wall mounted mirror above, wall mounted heated towel rail, double glazed Upvc part frosted window, extractor fan, W.C. Built in shelving, tiled flooring.

#### Utility Space:

Plumbing for washing machine, space for tumble drier.

#### Bedroom Three/Dining Room:

11'0 x 9'10 (3.35m x 3.00m)  
Double glazed upvc window to front aspect, radiator, power and lighting.

#### First Floor Landing:

8'2 x 4'7 (2.49m x 1.40m)  
Double glazed velux window, double panelled radiator, power and lighting, loft hatch and smoke alarm.

#### Bedroom One:

14'4 x 9'10 (4.37m x 3.00m)  
Double glazed Upvc window to front aspect, built in wardrobes, power and lighting, double panelled radiator.

#### Bedroom Two:

9'2 x 10'0 (2.79m x 3.05m)  
Double glazed upvc window to rear aspect, power and lighting, access to eaves, double panelled radiator.

#### Bathroom:

8'9 x 8'0 (2.67m x 2.44m)  
Double glazed Upvc frosted window, double glazed velux window, W.C, freestanding antique brass claw foot bath with antique brass tap with shower, hand wash basin, heated towel rail. Extractor fan and LED spotlights.

#### Outside:

As you approach the garden you are met with a pebbled area. Beyond this you will find a laid-to-lawn area, enclosed by fencing and mature shrubs. Outside tap to rear, electric points and electric car charging point to side. Driveway with off road parking for multiple vehicles.

#### Garage:

8'0 x 16'4 (2.44m x 4.98m)  
Barn doors.



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Tenanted Property – we are not always able to show the most recent condition of a property due to tenants' privacy and we may choose to show the photographs of the property when it was last vacant to at least allow clients some idea of the internal condition. Therefore, we would of course, urge you to view before making any decisions to purchase or rent the property and before any costs.

Energy Performance Certificates are supplied to us via a third party and we do not accept responsibility for the content within such reports.

PRC Certificates – Some ex-local authority properties have been repaired in recent years using the PRC Scheme wherein a certificate has been produced by a qualified property engineer. This certificate does not imply the suitability for a mortgage approval and you must satisfy yourself of the work carried out that may meet your lenders criteria.

As with leasehold property or new build development sites, you are likely to be responsible for a contribution to management charges and/or ground rent or a contribution to the development service charge. Please enquire at the time of viewing.

You may also incur fees for items such as leasehold packs and, in addition, you will also need to check the remaining length of any lease before you complete a mortgage application form. Please ask a member of our team for any help required before committing to purchase a property and incurring expense.



Road Map



Hybrid Map



Terrain Map



Floor Plan

Floor 0 Building 1

Floor 1 Building 1

Approximate total area<sup>(1)</sup>

856.06 ft <sup>2</sup>
79.53 m <sup>2</sup>

Reduced headroom

78.44 ft <sup>2</sup>
7.28 m <sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

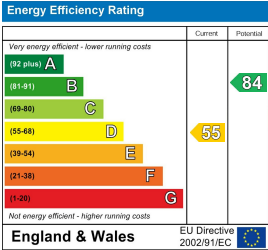
Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Viewing

Please contact our Coleford Office on 01594 835751 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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