



25 Milling Crescent

Aylburton, Lydney, GL15 6DD

£205,000



VIRTUAL TOUR AVAILABLE We are delighted to offer to the market this family sized home benefitting from spacious gardens and situated in a sought after village location, there is a so much potential that comes with this property. The semi detached house requires some updating and modernisation but has two large reception rooms, kitchen with separate utility room and three bedrooms upstairs with a bathroom and separate W.C..

Aylburton is a very popular village with a really good community. amenities include a village hall, primary school , St Mary the Virgin Church, Chapel, a recreational ground and public houses/restaurants. There are plenty of lovely woodland walks, Aylburton also has many country lanes where you can take in the views of the beautiful surrounding countryside & is within easy access to Chepstow, Gloucester, Cheltenham M5 & M4.



Approached via UPVC double glazed door into:

Entrance Hallway:

5'11" x 4'8" (1.82m x 1.43m)

Double panelled radiator, BT point, smoke alarm, stairs to first floor, doors to lounge and dining room.

Lounge:

9'11" x 11'10" (3.03m x 3.62m)

UPVC double glazed window to front aspect, double panelled radiator, power and lighting, airing cupboard, sliding door into kitchen.

Kitchen:

11'10" x 5'4" (3.61m x 1.65m)

A range of base, wall and drawer units, stainless steel sink drainer unit, UPVC double glazed window to rear aspect, sliding door to utility room.

Utility Room:

UPVC double glazed window to rear aspect, UPVC double glazed door to rear garden, single panelled radiator, Worcester boiler,

plumbing for washing machine, understairs storage, mains consumer unit.

Dining Room:

12'5" x 9'8" (3.81m x 2.95m)

UPVC double glazed window to front aspect, two radiators, power and lighting.

First Floor Landing:

9'4" x 5'3" (2.87m x 1.62m)

Smoke alarm, UPVC double glazed window to rear aspect, power and lighting, doors to all bedrooms, bathroom and W.C..

Bedroom One:

13'1" x 11'10" (4.00m x 3.63m)

UPVC double glazed window to front aspect, storage cupboard, double panelled radiator, power and lighting.

Bedroom Two:

12'0" x 9'4" (3.66m x 2.85m)

UPVC double glazed window to front aspect, loft access, double panelled radiator, power and lighting.

Bedroom Three:

8'11" x 8'1" (2.72m x 2.48m)

UPVC double glazed window to rear aspect, double panelled radiator, storage cupboard, power and lighting.

Bathroom:

6'3" x 5'6" (1.93m x 1.69m)

Pedestal sink, bath, double panelled radiator, UPVC double glazed obscured window to rear aspect, lighting.

W.C.:

4'7" x 2'8" (1.42m x 0.82m)

W.C., lighting, UPVC double glazed obscured window to rear aspect.

Outside:

The front of the property is approached via a few steps to an elevated front garden mainly lawned. To the rear it is mainly laid to lawn. The rear garden is elevated with far reaching views of the river.



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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



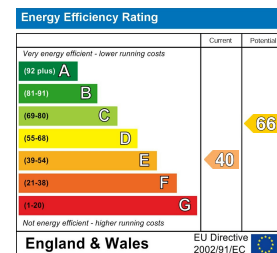
Floor Plan



Viewing

Please contact our Lydney Office on 01594 368202 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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