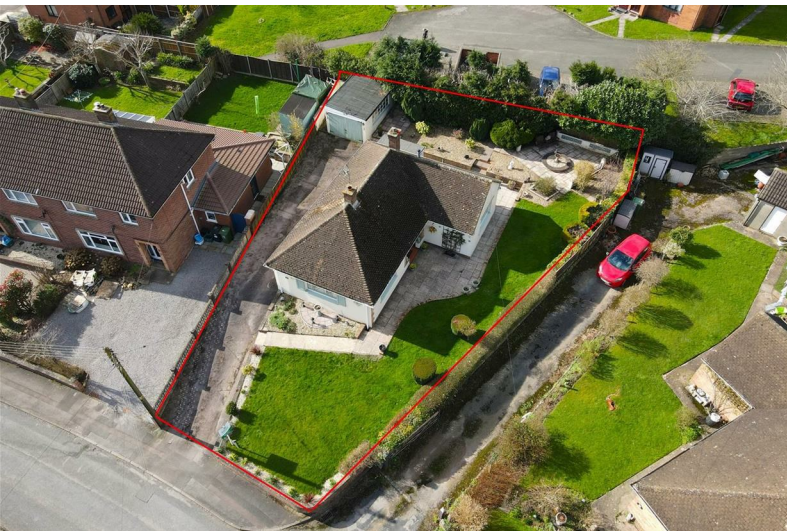




The Conifers, 9 Kimberley Drive

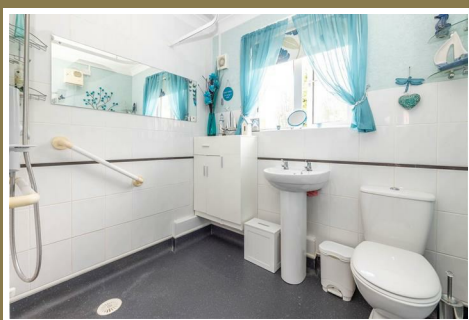
Lydney, Gloucestershire, GL15 5AD

Offers Over £285,000



****No Onward Chain**** This spacious two bedroom bungalow is in a much sought after part of Lydney with well maintained and established gardens. Property features: large lounge, two double bedrooms, spacious kitchen, utility room and wet room. Outside: A detached garage, ample off road parking, wrap around garden laid to lawn, mature shrubs and flower borders.

This property is situated in a convenient and sought after location close to Lydney Town. The Town Centre of Lydney, gives easy access to local shops and supermarkets, doctors surgery's, public houses and restaurants, leisure centre with swimming pool, gym etc, train station and local bus routes, Church's & Chapels, Primary Schools & Senior School. Easy access to Chepstow, Bristol, Gloucester, M5 & M4. Being situated in the Forest of Dean, Gloucestershire, there are many Woodland Walks, Woodland Cycle Tracks, River Walks & Lovely Countryside and much more.



Entrance Hallway:

Spacious entrance hall, fitted carpet, radiator, storage cupboard, ceiling light, power points and doors to all other rooms.

Lounge:

18'0" x 12'0" (5.51m x 3.68m)

Windows to front and side, feature fireplace with electric fire, radiator, fitted carpet, wall lights and power points.

Bedroom One:

12'9" x 10'5" (3.91m x 3.18m)

Fitted wardrobes and draw unit and matching dressing table, window to front, radiator, fitted carpet, ceiling light and power points.

Bedroom Two:

12'5" x 9'10" (3.81m x 3.02m)

Currently used as a dining room, window to rear, fitted carpet, radiator, ceiling light and power points.

Wet Room:

8'3" x 6'11" (2.54m x 2.13m)

Mira Advance electric shower with tiled splash back, pedestal wash basin, low level WC, window to side, radiator, extractor fan and ceiling light.

Kitchen:

12'4" x 10'0" (3.78m x 3.05m)

A range of matching wall base and drawer units, stainless steel sink and drainer, tiled splash back, space for freestanding cooker, windows to rear, power points and ceiling light. Door to rear porch/utility.

Utility/Rear Porch:

8'0" x 4'7" (2.46m x 1.42m)

Space and plumbing for automatic washing machine, space for tumble dryer, vinyl flooring, wall light and power points. Door leading to garden.

Garage:

16'4" x 9'10" (4.98m x 3.02m)

Double wooden doors and windows to both sides.

Outside:

Driveway providing ample off road parking for several vehicles. Surrounding garden laid to grass with well established flower borders and shrubs. Secluded patio area.



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Tenanted Properties – 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.

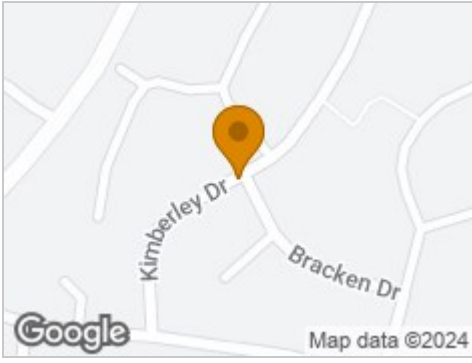
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PRC Certificates – Some ex-local authority properties have been repaired in recent years using the PRC Scheme wherein a certificate has been produced by a qualified property engineer. This certificate does not imply the suitability for a mortgage approval 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



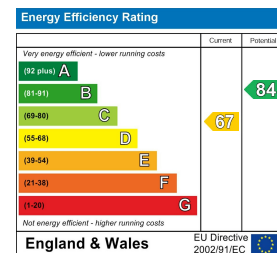
Floor Plan



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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