



## 21 Bledisloe Way

Lydney, Gloucestershire, GL15 5GF

£249,000





\*\*\*VIRTUAL TOUR AVAILABLE\*\*\*VIEWING HIGHLY RECOMMENDED\*\*\* We are delighted to offer to the market this modern and spacious family sized home with off road parking and rear garden, the townhouse benefits from overlooking a green space to the front. Downstairs offers an entrance hallway leading to the kitchen, large lounge/diner and handy downstairs cloakroom. Upstairs the bedrooms are spread over two levels with the master bedroom and en-suite on the top floor and two bedrooms and the family bathroom on the middle floor. The rear garden is mainly laid to lawn with a patio area for seating and the property benefits from gas central heating and double glazing throughout.

Lydney has many amenities to include primary schools and secondary school, supermarkets, independent shops, cafes, library and its close to Lydney harbourside with beautiful walks and a coffee shop.



Approached via double glazed composite front door into:

#### Entrance Hallway:

15'1" x 6'7" (4.60m x 2.01m)

Storage cupboard, double panelled radiator, smoke alarm.

#### Kitchen:

11'1" x 8'9" (3.38m x 2.69m)

A modern range of base, wall and drawer units, Zanussi 4 ring gas hob with extractor hood, stainless steel one and half bowl sink drainer unit, Zanussi double oven, Glow worm boiler, space for fridge/freezer, plumbing for washing machine, plumbing for dishwasher, UPVC double glazed window, double panelled radiator, power and lighting.

#### Lounge/Diner:

14'6" x 15'10" (4.44m x 4.85m)

UPVC double glazed windows, UPVC double glazed patio doors, TV point, double panelled radiator, power and lighting.

#### Cloakroom:

3'6" x 8'1" (1.09m x 2.48m)

W.C., wash hand basin, tiled splashbacks, double panelled radiator, lighting, extractor fan.

#### First Floor Landing:

11'10" x 3'6" (3.63m x 1.08m)

UPVC double glazed window, smoke alarm, doors to two bedrooms and bathroom, stairs to second floor.

#### Bedroom Two:

10'7" x 8'7" (3.23m x 2.63m)

UPVC double glazed window, double panelled radiator, power and lighting.

#### Bedroom Three:

8'7" x 7'8" (2.63m x 2.34m)

UPVC double glazed window, double panelled radiator, power and lighting.

#### Bathroom:

7'1" x 6'10" (2.17m x 2.10m)

UPVC double glazed window, white panelled bath with shower over, W.C., pedestal sink, heated towel rail, extractor fan.

#### Second Floor Landing:

5'6" x 4'10" (1.68m x 1.48m)

Double glazed velux window, double panelled radiator, smoke alarm, power point.

### Bedroom One:

18'8" x 11'4" (5.71m x 3.46m)

UPVC double glazed windows, UPVC double glazed French doors, double panelled radiator, fitted wardrobes with hanging rail, TV point, power and lighting, door to en-suite.

### En-Suite:

7'3" x 4'1" (2.23m x 1.27m)

Walk in shower with sliding doors, W.C., extractor fan, heated towel rail, lighting.

### Outside:

To the front of the property there is off road parking and benefits from a green space outlook. To the rear the garden is mainly laid to lawn with a patio area from the lounge patio doors with space for seating, other benefits include an electric point and an outside tap.



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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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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.

## Road Map



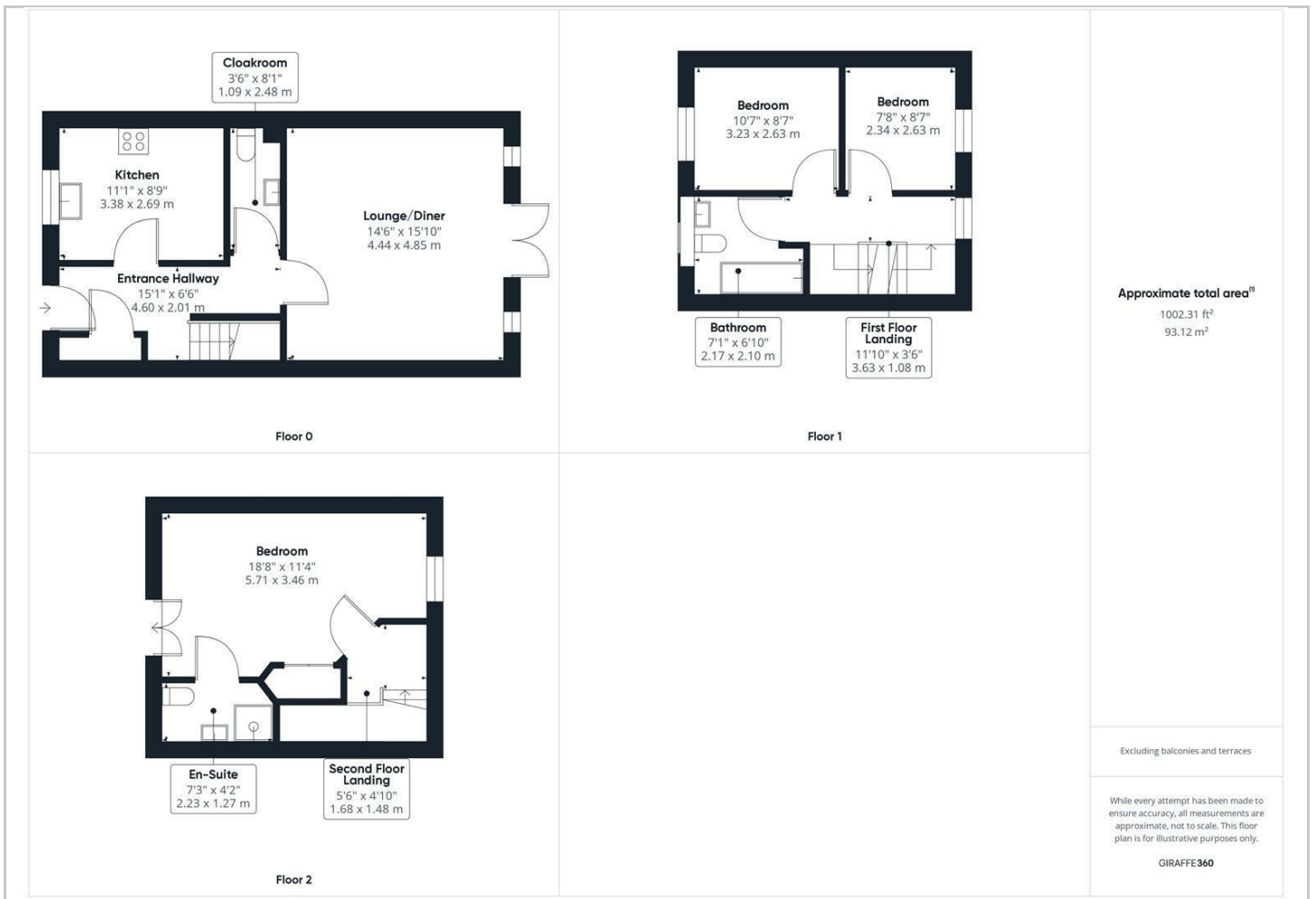
## Hybrid Map



## Terrain Map



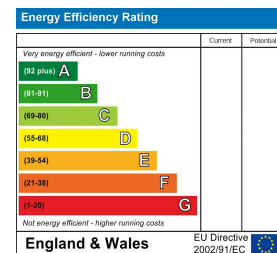
## Floor Plan



## 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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