



45 Spring Meadow Road

Lydney, Gloucestershire, GL15 5LF

Offers In The Region Of £260,000



VIRTUAL TOUR AVAILABLE Dean Estate Agents are delighted to offer to the market this close to town family home with two reception rooms including a spacious lounge, conservatory and dining room off the modern fitted kitchen, handy downstairs cloakroom, three bedrooms and bathroom upstairs. Outside there is off road parking at the front of the property and good size rear garden.

The property is walking distance to the town centre which has many amenities to include independent cafes, parks, other primary schools and secondary school, shops and supermarkets. There is also a children's playground within walking distance on Primrose Hill and there are plenty of woodland walks nearby.



Approached via composite double glazed front door into:

Entrance Hallway:

4'2" x 3'4" (1.28m x 1.02m)

Doors leading to lounge and kitchen, stairs to first floor landing, lighting.

Kitchen:

12'2" x 9'7" (3.71m x 2.94m)

A range of base, wall and drawer units, oak wood worktop, electric four ring hob and oven with overhead extractor, Belfast sink, integrated dishwasher, tiled splashbacks, vinyl flooring, power and spotlight, UPVC double glazed window to front aspect, opening to dining room.

Dining Room:

15'1" x 5'4" (4.62m x 1.65m)

Space for table and chairs, UPVC double glazed window to side aspect, power and lighting, doors to conservatory and lounge.

Lounge:

15'9" x 9'10" (4.82m x 3.00m)

Dual aspect UPVC double glazed windows to front & rear, wooden flooring, power and lighting, two radiators.

Conservatory:

16'9" x 5'5" (5.11m x 1.67m)

Space and plumbing for washing machine,

storage cupboard, UPVC double glazed French doors leading out to patio and rear garden, door to cloakroom, loft access, consumer unit, spotlights

Cloakroom:

4'9" x 2'5" (1.47m x 0.76m)

W.C., wash hand basin, vinyl flooring, spotlights, UPVC double glazed frosted window to rear aspect.

Bedroom One:

14'1" x 9'11" (4.30m x 3.04m)

UPVC double glazed window to front aspect, built in wardrobe, power & lighting, radiator.

Bedroom Two:

12'2" x 8'6" (3.71m x 2.61m)

UPVC double glazed window to front aspect, power & lighting, radiator.

Bedroom Three:

9'4" x 6'11" (2.85m x 2.13m)

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

Bathroom:

5'10" x 5'4" (1.79m x 1.65m)

Bath with overhead shower, heated towel rail, wash hand basin, W.C., vinyl flooring, partly tiled walls, UPVC double glazed frosted window to front aspect.

Outside:

The front of the property offers off road parking and garden which is mainly laid to lawn, there are steps up to the front door and access around to the side leads to the rear garden. The enclosed rear garden is mainly laid to lawn with a patio

area with space for seating, there are steps up at the end of the garden leading to a patio area with a gazebo and shed.



Consumer Notes: Dean Estate Agents Ltd have prepared the information within this website/brochure with care and co-operation from the seller. It is intended to be indicative rather than definitive, without a guarantee of accuracy. Before you act upon any information provided, we request that you satisfy yourself about the completeness, accuracy, reliability, suitability or availability with respect to the website or the information, products, services, or related graphics contained on the website for any purpose. These details do not constitute any part of any Offer, Contract or Tenancy Agreement.

Photographs used for advertising purposes may not necessarily be the most recent photographs, although every effort is made to update photographs at the earliest opportunity. Any reliance you place on such information is therefore strictly at your own risk. All photographic images are under the ownership of Dean Estate Agents Ltd and therefore Dean Estate Agents retain the copyright. You must obtain permission from the owner of the images to reproduce them.

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.

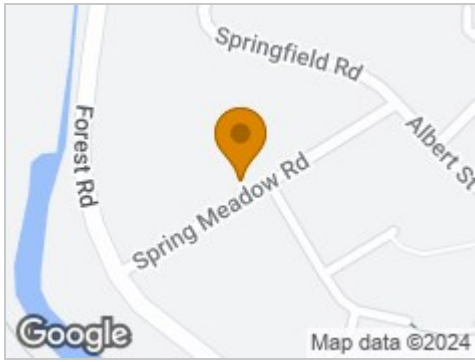
Energy Performance Certificates are supplied to us via a third party and we do not accept responsibility for the content within such reports.

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.

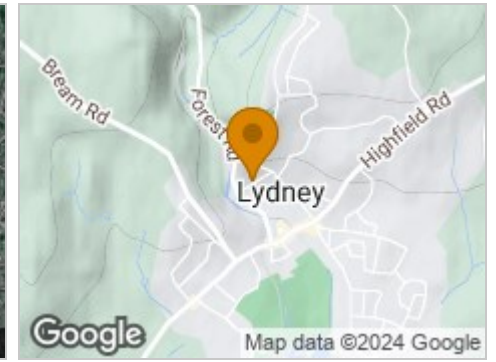
Road Map



Hybrid Map



Terrain Map



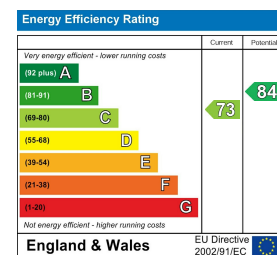
Floor Plan



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.