



71 Primrose Hill

Lydney, Gloucestershire, GL15 5SW

£349,995



Dean Estate Agents are delighted to offer a property which benefits from woodland walks on your doorstep, and walkable distance into Lydney town centre. There are three stories to this property, the first floor benefitting from a lounge with a wood burner, a kitchen/diner/family area and a utility room/cloakroom. On the first floor you are met with three good sized bedrooms and the family bathroom. Stairs leading to the second floor attic room. Outside the front you will find ample off road parking, with a side access entrance into the large rear garden. ***OFFERS ARE INVITED***



Entrance Hall:

12'0" x 5'0" (3.66m x 1.52m)

Window to front, radiator, stairs to first floor, understairs storage cupboard, door to dining room, power and lighting, opening to lounge.

Lounge:

16'3" x 12'3" (4.95m x 3.73m)

Feature exposed stone wall, French doors to rear garden, TV point, wood burner, radiator.

Dining Room:

10'10" x 11'3" (3.30m x 3.43m)

Wooden beam, feature woodburner with wooden mantel over, window to front of property, power and lighting, door to lounge, opening to kitchen.

Kitchen:

10'3" x 11'11" (3.12m x 3.63m)

A range of base and eye level units, worktop, composite double bowl sink unit, space for dishwasher, Worcester combi boiler, tiled splashbacks, extractor fan, Rangemaster with extractor hood over, space for fridge/freezer, power points, door to inner hallway.

Inner Hallway:

3'10" x 5'9" (1.19m x 1.76m)

Door to rear garden, lighting, partly tiled walls, door to utility room.

Utility Room/Cloakroom:

7'2" x 5'10" (2.18m x 1.78m)

W.C., wash hand basin, utility area with space and plumbing for a washing machine and tumble dryer, radiator, partly tiled walls, wall units, worktop, window to side.

First Floor Landing:

Stairs to bedroom four/attic room, smoke alarm, power and lighting, doors to all bedrooms and bathroom.

Bedroom One:

11'7" x 10'10" (3.53m x 3.30m)

Window to front, power and lighting, radiator, built-in wardrobe.

Bedroom Two:

10'0" x 8'7" (3.05m x 2.62m)

Loft access, built-in wardrobe, radiator, power and lighting.

Bedroom Three:

10'0" x 8'1" (3.05m x 2.46m)

Window to front, built-in wardrobe, radiator, power and lighting.

Bathroom:

4'9" x 11'11" (1.45m x 3.63m)

Three piece suite comprising of bath with shower and glass screen, vanity unit with inset wash hand

basin, W.C., heated towel rail, partly tiled walls, tiled flooring.

Attic Room:

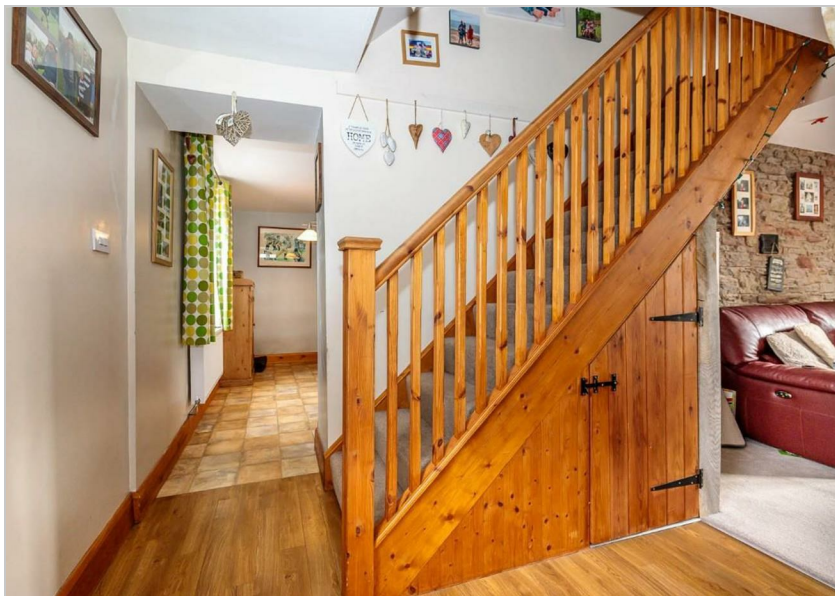
11'1" x 11'8" (3.38m x 3.56m)

Under eaves storage, power and lighting.

Outside:

There is ample off road parking for 2-3 vehicles,

there is side access to the rear garden which has a large paved patio, outside light and tap, generous garden store, there is then a further lawned area with close boarded fencing.



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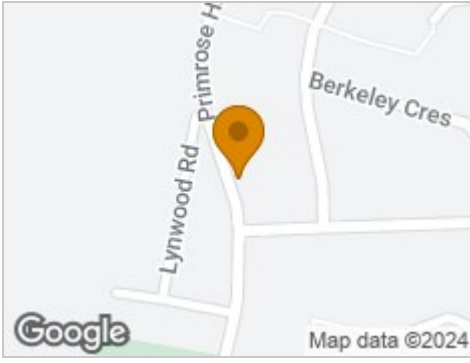
Tenanted Properties – we are not always able to show the most recent condition of a property due to tenants' privacy and we may choose to show the photographs of the property when it was last vacant to at least allow clients some idea of the internal condition. Therefore, we would of course, urge you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

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

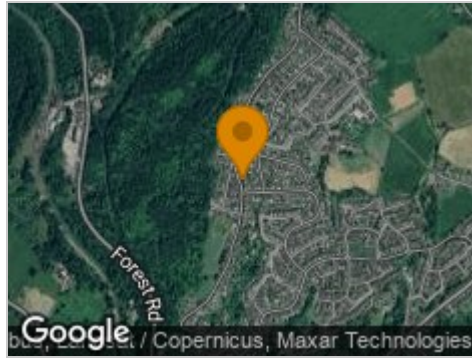
PRC Certificates – Some ex-local authority properties have been repaired in recent years using the PRC Scheme wherein a certificate has been produced by a qualified property engineer. This certificate does not imply the suitability for a mortgage approval and you must satisfy yourself of the work carried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

Road Map



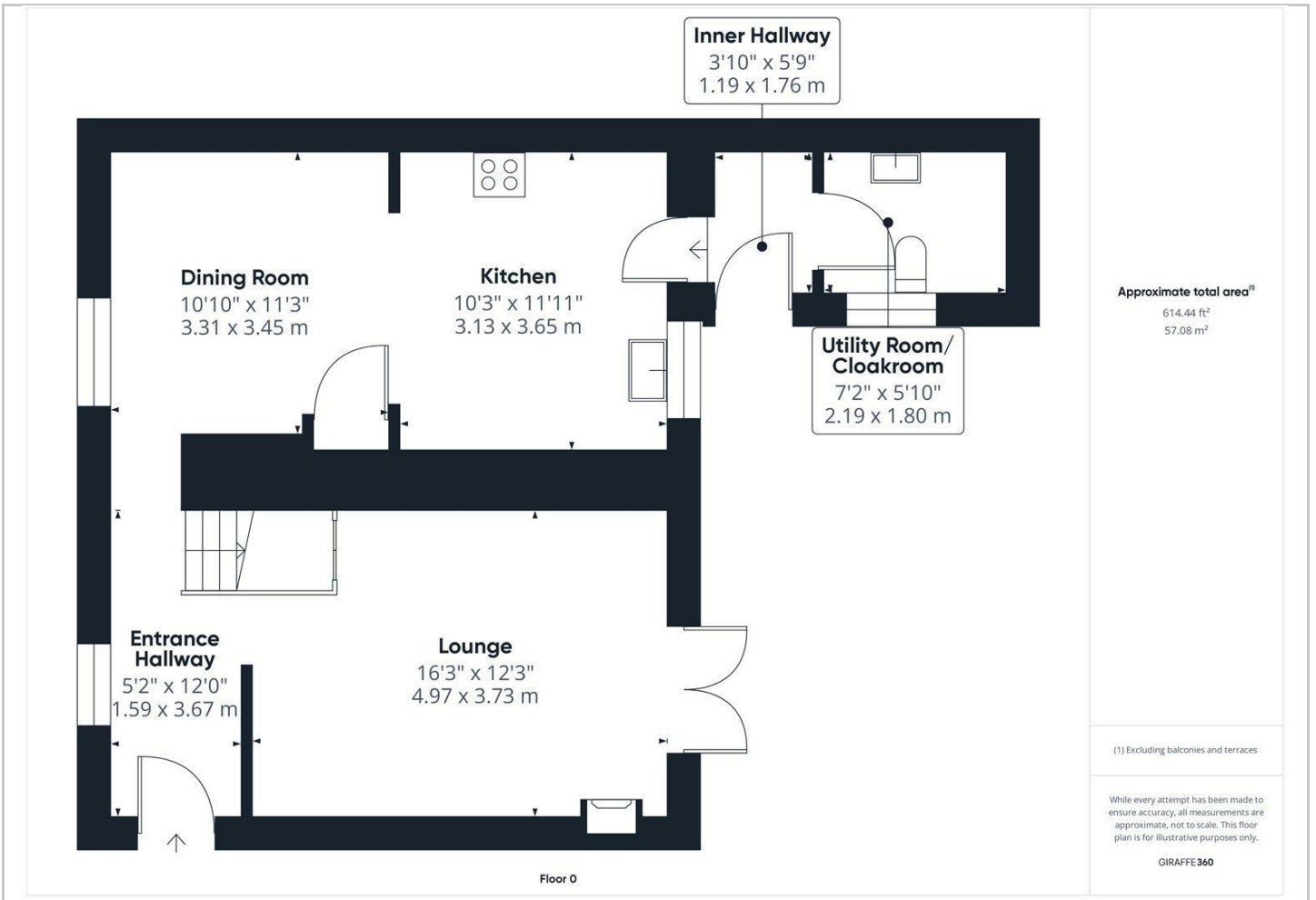
Hybrid Map



Terrain Map



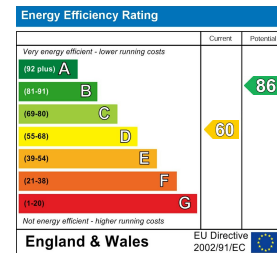
Floor Plan



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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