



## Afon View Driffield Road

Lydney, Gloucestershire, GL15 4EU

£415,000



\*\*\*VIRTUAL TOUR AVAILABLE\*\*\* A most impressive well presented detached bungalow situated on a country lane enjoying countryside views. There is ample parking for several vehicles and a generous private rear garden with woodland views. The property has had a new fitted kitchen, oak internal doors, lounge with woodburner, two double bedrooms and a good size conservatory to the rear. Double glazing and oil central heating, detached garage and two garden sheds.

The town of Lydney is a fantastic commuter town with easy access to the main roads leading to Gloucester/Cheltenham and Bristol. The town has many amenities to include supermarkets, shops, cafes, public houses and parks, the Forest of Dean with many woodland walks and attractions is right on your doorstep.



Approached via UPVC double glazed front door into:

#### Entrance Porch:

4'1" x 2'0" (1.26m x 0.63m)

Double glazed door into:

#### Entrance Hallway:

10'10" x 4'1" (3.31m x 1.25m)

Radiator, loft access, doors to both bedrooms, lounge and bathroom.

#### Lounge:

13'4" x 12'10" (4.08m x 3.92m)

Double glazed bay window to front, double glazed window to side, feature fireplace with wood burner, wood effect laminate flooring, radiator, oak door to kitchen.

#### Kitchen:

15'6" x 8'0" (4.74m x 2.45m)

A range of matching wall and base storage cupboards, integrated dish washer, space and plumbing for washing machine, one and half bowl ceramic sink unit, built in oven and grill, ceramic hob, tiled splash backs, breakfast bar, radiator, wine rack, double glazed windows to rear and side aspects, double glazed door to outside, wood effect tiled flooring, walk-in cupboard housing the oil fired boiler, double glazed window to side, door to conservatory.

#### Conservatory:

11'5" x 10'11" (3.49m x 3.35m)

Brick and double glazed construction with twin

opening doors to rear gardens, radiator, a lovely light room enjoying views of the garden and forest.

#### Bedroom One:

10'10" x 9'2" (3.31m x 2.80m)

Oak door, radiator, double glazed bay window to rear garden, built-in twin wardrobes with oak doors.

#### Bedroom Two:

10'11" x 9'11" (3.34m x 3.04m)

Double glazed bay window to front, radiator.

#### Bathroom:

8'0" x 4'10" (2.46m x 1.48m)

White suite, low level WC, wash hand basin with vanity unit, bath with shower over, tiled floor and part tiled walls, double glazed window to rear, radiator.

#### Outside:

To the front there is gated access to a good size driveway with parking for several vehicles, mature shrubs and a detached garage. Side pedestrian gate to private rear gardens, patio adjacent to the property, lawned gardens with a variety of mature shrubs, two garden sheds and duck house. Enclosed by hedged boundaries backing onto pasture land and having a woodland view.



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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



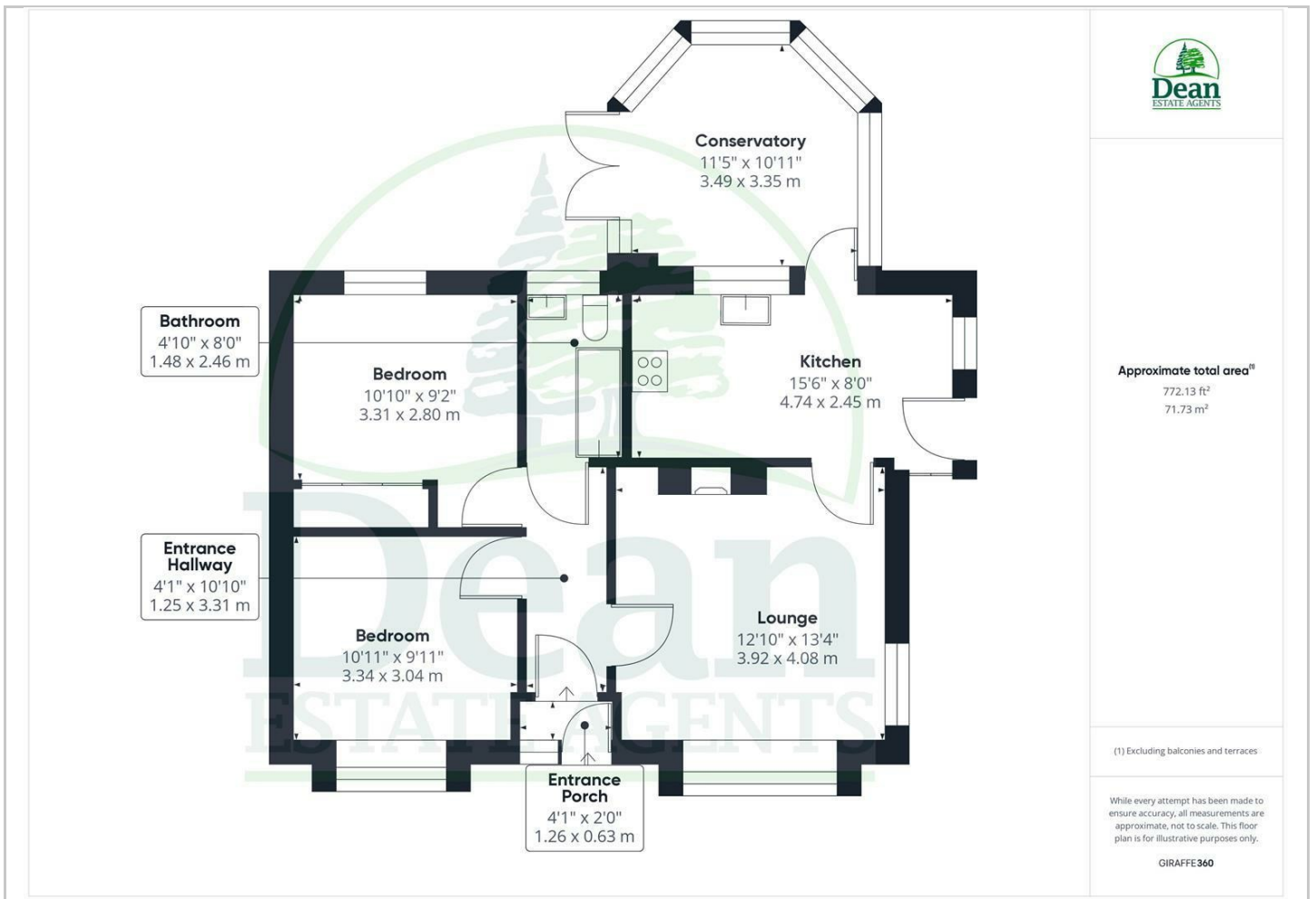
## Hybrid Map



## Terrain Map



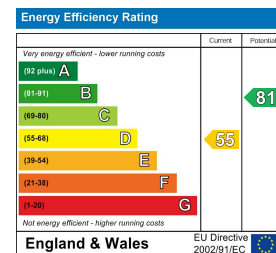
## Floor Plan



## 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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