



## 2 Minerva Walk , Lydney, GL15 5NT

£350,000



Dean Estate Agents are pleased to offer for sale this spacious, two bedroom bungalow with lounge, conservatory, further side conservatory used for an office/utility/multi purpose room, private gardens, gas central heating, double glazing, parking for several vehicles and must be viewed.



#### Entrance Porch;

Fully enclosed with UPVC door.

#### Hallway;

4'0" x 5'0" (1.22m x 1.54m )

Half glazed door, radiator, ceiling light, stairs to first floor and door to lounge.

#### Lounge;

16'0" x 11'8" (4.88m x 3.58m )

Window to the front, wood effect laminate flooring, radiator, and door to dining room.

#### Dining Room;

9'0" x 9'10" (2.75m x 3.01m)

Wood effect laminate flooring, radiator, french door to conservatory, and doorway to kitchen.

#### Conservatory;

11'1" x 8'11" (3.38m x 2.72m)

French doors leading to patio area, wood effect laminate flooring, windows overlooking rear garden and radiator.

#### Kitchen;

9'6" x 8'4" (2.91m x 2.56m)

A range of matching base wall and drawer units, built in electric oven, four burner gas hob with extractor over, window to rear, stainless steel sink and drainer, radiator, tiled flooring, understairs storage cupboard.

#### Utility Room;

5'1" x 4'9" (1.55m x 1.45m)

Plumbing for an automatic washing machine, additional space for tumble drier, tiled flooring and half glazed door to side access.

#### WC;

4'2" x 2'8" (1.28m x 0.82m)

Low level WC, wall mounted basin, half tiled walls, radiator and window to side.

#### Study/Bedroom Five;

15'2" x 7'8" (4.64m x 2.35m)

Window to front, wood effect laminate flooring, radiator and ceiling light.

#### Landing;

2'8" x 10'5" (0.83m x 3.20m)

Access to loft space and doors leading to all bedrooms and bathroom.

#### Master Bedroom;

11'11" x 11'11" (3.65m x 3.65m )

Window to front, fitted carpet, floor to ceiling built in wardrobes, radiator, over stairs storage cupboard, TV point and door to ensuite bathroom.

#### En-Suite;

5'5" x 8'0" (1.66m x 2.46m)

Window to front, large corner shower cubicle, low level WC, vanity basin unit with storage below, fully tiled walls, tile effect flooring and heated chrome ladder towel rail.

Bedroom Two;  
11'3" x 8'11" (3.44m x 2.72m )

Window to rear, fitted carpet, radiator and ceiling light.

Bedroom Three;  
10'5" x 6'11" (3.19m x 2.11m)

Window to rear, fitted carpet, radiator and ceiling light.

Bedroom Four;  
7'5" x 7'4" (2.28m x 2.24m)

Window to rear, fitted carpet, radiator and ceiling light.

Bathroom;  
6'5" x 8'2" (1.96m x 2.49m)

White bathroom suite with roll top bath, pedestal basin and low level WC, window to side, tile effect flooring, extractor fan, radiator, part tiled walls and linen cupboard.

Outside;

Tarmac driveway to the front and additional gravelled area. Side access to rear garden via garden gate.

Secluded rear garden with lower patio area. Steps to lawned garden with mature plants and shrub borders, leading to a rear decked area with garden shed.



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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.

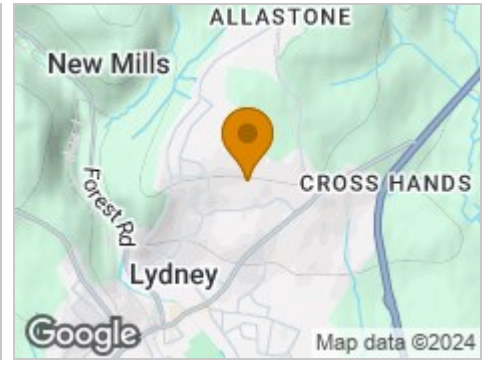
## Road Map



## Hybrid Map



## Terrain Map



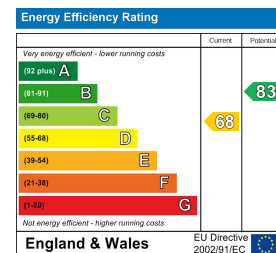
## Floor Plan



## 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



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