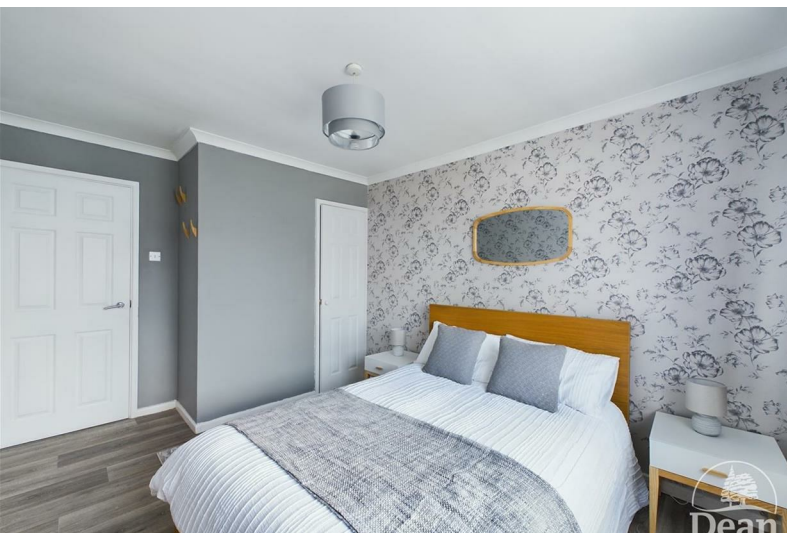




## 142 Lakeside Avenue Lydney GL15 5QB

£262,500



**\*\*No Onward Chain\*\*** Dean Estate Agents are pleased to present this beautifully presented two bedroom detached bungalow situated in the far corner of Lakeside Avenue. The property is in very good order with a modern kitchen and attractive level gardens, as well as a garage and off road parking. **\*\*Must be viewed!\*\***



#### Entrance Hallway:

6'0" x 13'6" (1.83m x 4.14m)

Approached via an aluminium entrance door, radiator, smoke alarm, coved ceiling and loft access.

#### Kitchen:

10'11" x 9'6" (3.34m x 2.90m)

Fitted gloss fronted kitchen units comprising of base units, wall cupboards, wooden work surfaces, gas hob, electric oven, extractor hood and light, plumbing for washing machine, UPVC double glazed door to outside, radiator, coved ceiling.

#### Lounge:

14'6" x 11'0" (4.42m x 3.36m)

Front aspect with large UPVC double glazed window, pebble effect electric fire and wooden surround, coved ceiling, radiator.

#### Bathroom:

5'4" x 5'6" (1.64m x 1.68m)

With bath and shower over, wash hand basin, UPVC double glazed window,

#### W.C.:

2'11" x 4'8" (0.89m x 1.44m)

WC, coved ceiling, tiled wall and UPVC double glazed window.

#### Bedroom One:

11'0" x 9'5" (3.37m x 2.88m)

Front aspect with large UPVC double glazed window, radiator.

#### Bedroom Two:

9'9" x 10'2" (2.98m x 3.11m)

Rear aspect UPVC double glazed window, radiator and coved ceiling.

#### Outside:

To the rear, one will find enclosed gardens with patio, lawns, picket fencing with gate leading to the greenhouse and 2 sheds. Hedged boundaries, outside tap and light. To the front aspect hosts lawns, path to the entrance door and outside light, shrubs and the potential for parking. To the side is an enclosed garden useful for storage. The main shed has power with the far end shed also having power and outside water tap.

#### Garage:

An En-bloc garage is included located nearby, approx 50 meters.



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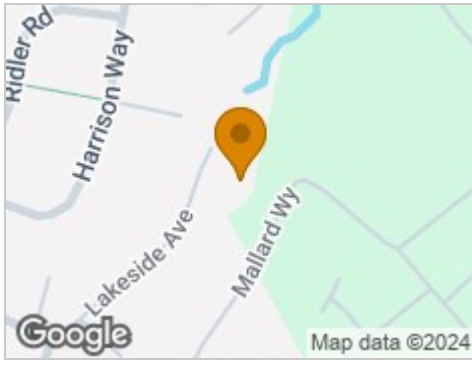
Tenanted Property – we are not always able to show the most recent condition of a property due to tenants' privacy and we may choose to show the photographs of the property when it was last vacant to at least allow clients some idea of the internal condition. Therefore, we would of course, urge you to 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

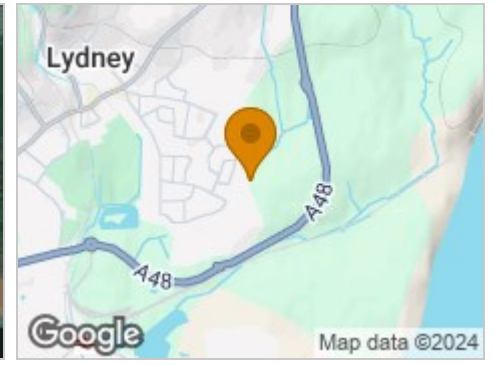
## Road Map



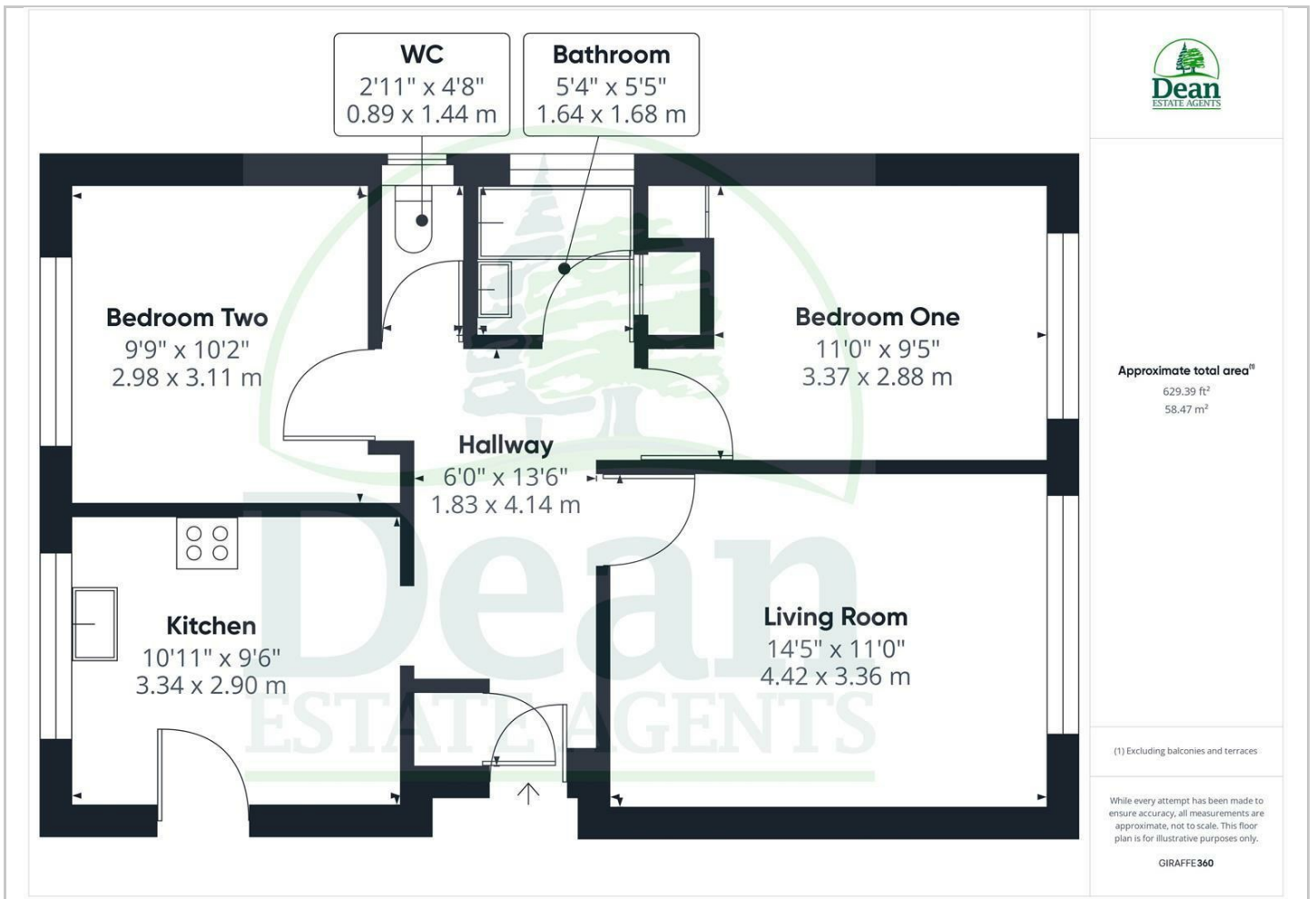
## Hybrid Map



## Terrain Map



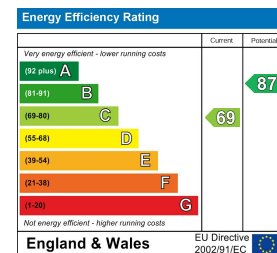
## Floor Plan



## 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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