



109 Primrose Hill

Lydney, GL15 5SW

£280,000



****VIRTUAL TOUR AVAILABLE**** Dean Estate Agents are pleased to present this Charming Two Bedroom Semi-Detached House situated on the fringe of Lydney Town. The property comprises of Two Double Bedrooms, Open Plan Lounge/Dining Room, Kitchen, Downstairs WC, Family Bathroom, Rear Garden and Off Road Parking. Also, the property is within walking distance to a Primary School, Park and Woodland Walks. ****VIEWING ADVISED****

The property is located in a much sought after part of Lydney with easy commuting via M4 and M5, also within a two minute drive into Lydney Town & all main facilities which include Primary and Secondary Schools, Local Shops and Supermarkets, Banks, Restaurants and Public Houses, Sports Centre, Doctors Surgeries and Hospital, Golf Course.



Hallway:

13'3" x 3'3" (4.04m x 1.00m)

Staircase to first floor landing and door to Living Room/Dining Room.

Living Room:

9'10" x 11'3" (3.02m x 3.43m)

Bay window to front aspect, beautiful floral stained-glass window to hallway, fireplace with brick surround, radiator, power points, ceiling light, carpet flooring.

Dining Room:

12'0" x 11'8" (3.66m x 3.56m)

Understairs cupboard, radiator, power points, ceiling light, carpet flooring.

Kitchen:

7'10" x 5'9" (2.40m x 1.77m)

Range gas cooker, ample wall, base and drawer units. One and a half bowl stainless steel sink, power points, French doors leading to patio, window to rear aspect. Door leading to downstairs WC.

Downstairs WC:

2'10" x 7'6" (0.88m x 2.30m)

Window to rear aspect, WC, wash hand basin

Bathroom:

7'10" x 7'10" (2.40m x 2.41m)

Bath with overhead shower, tiled splashbacks, glass shower screen, vanity wash hand basin, WC, window to rear aspect, tiled flooring, vertical wall mounted radiator.

Landing:

11'10" x 5'1" (3.63m x 1.55m)

Carpet flooring, ceiling light, access to loft.

Bedroom One:

10'0" x 14'1" (3.06m x 4.31m)

Light and airy bedroom benefiting from two windows to front aspect, feature fireplace with brick surround, radiator, carpet flooring.

Bedroom Two:

12'0" x 9'5" (3.66m x 2.88m)

Window to rear aspect, power points, radiator, ceiling light, carpet flooring.

Outside:

Beautiful enclosed rear garden with a range of lawn, patio and decking areas. Flower beds and shrubs.

Off Road Parking opposite the property for at least 2-3 vehicles.



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.

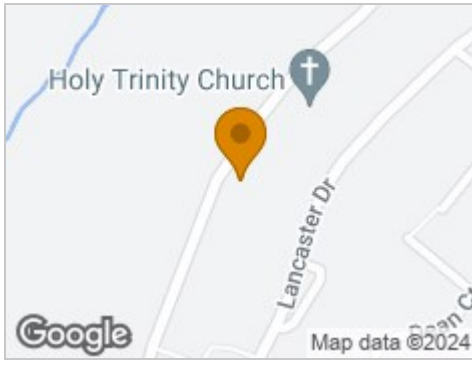
Energy Performance Certificates are supplied to us via a third party and we do not accept responsibility for the content within such reports.

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



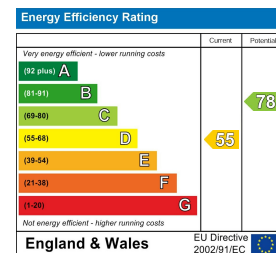
Floor Plan



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.