



12 Overstreet Green

Lydney, GL15 5GG

£215,000



DEAN ESTATE AGENTS offer for sale this attractive two bedroom semi detached house with private, off road parking, enclosed gardens, kitchen with appliances, cloakroom, lounge/dining room, two double bedrooms and bathroom. There is gas central heating, double glazed windows and is located on a no through road with open green areas opposite.



Approached via a composite entrance door and outside light.

Entrance Hall

10'4" x 3'3" (3.15 x 1.01)

With stairs to the 1st floor, thermostat for the central heating system, radiator, smoke alarm and double power point.

Cloakroom

5'10" x 3'2" (1.78 x 0.99)

With WC, wash hand basin, radiator and UPVC double glazed window.

Kitchen

10'2" x 6'0" (3.12 x 1.85)

Front aspect with base unit's, drawers, integrated electric double oven, gas hob with extractor hood and light, ceiling spotlights, integrated 50/50 fridge freezer, plumbing for washing machine, sink unit, UPVC double glazed window, extractor fan.

Lounge

14'11" x 13'3" (4.56 x 4.06)

Rear aspect with 1 x tv aerial point and further sky point, two radiators, understairs cupboard.

Landing

4'10" x 3'5" (1.49 x 1.05)

Access to loft space, smoke alarm and double power point.

Bedroom One

9'4" x 13'2" (2.85 x 4.03)

Rear aspect with UPVC double glazed window, radiator, built in double wardrobe.

Bedroom Two

7'10" x 10'11" (2.40 x 3.33)

Front aspect UPVC double glazed window, radiator, built in double wardrobe and further cupboard housing the Glow Worm gas combination boiler with shelving.

Bathroom

6'3" x 5'7" (1.91 x 1.71)

A white 3 piece suite comprising of WC, wash hand basin, bath with thermostatic shower, contemporary tiled walling, shaver point and light, tiled floor and extractor fan.

Outside

To the front one will find off road private parking, storm porch, outside light, lawns, outside water tap and side access to the rear gardens.

The rear gardens host artificial lawn, outside light, fenced boundaries, steps down to Lower garden with metal shed.

Agents Note

Note: As with most modern developments, there is an estate management charge which is currently £30.00 per month.



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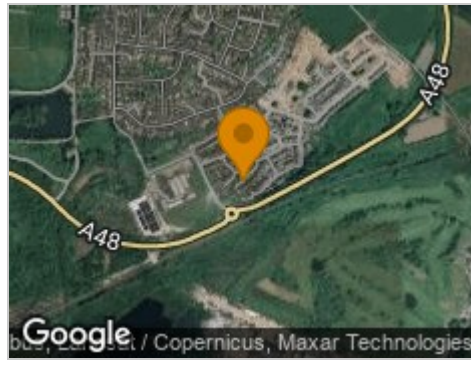
As with leasehold property or new build development sites, you are likely to be responsible for a contribution to management charges and/or ground rent or a contribution to the development service charge. Please enquire at the time of viewing.

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.

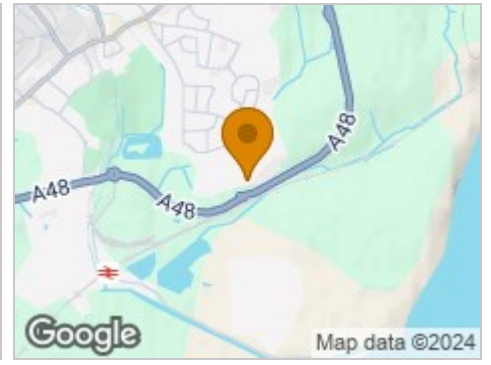
Road Map



Hybrid Map



Terrain Map



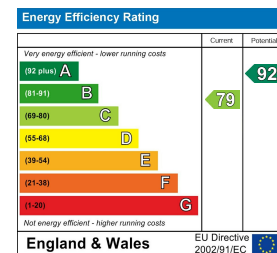
Floor Plan



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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