



## Plummers Cottage Naas Lane

, Lydney, GL15 4ES

£280,000



\*\*\*VIRTUAL TOUR AVAILABLE\*\*\* Dean Estate Agents are delighted to present this beautiful 3 bedroom cottage situated in Lydney. This property boasts three double bedrooms, ample off road parking, a low maintenance garden, a spacious kitchen and much more!

Situated in Lydney, you are approximately 1.5miles away from Lydney train station. You are also within walking distance to Lydney Golf Club, and Lydney Harbour. Lydney town center is approximately 2.3miles away where you will find supermarkets, a range of cafes and restaurants, boutiques, doctors surgeries and dentists, and many more!!



Entrance Via Double glazed panelled door into:

Entrance Hallway:  
10'0" x 9'5" (3.06m x 2.89m )

Feature windows into lounge, electric and spotlights, radiator, tiled flooring, under stairs storage cupboard, stairs to first floor landing. Doors to cloakroom, kitchen/diner.

Kitchen:  
11'8" x 7'10" (3.58m x 2.4m)

A range of eye level units, cupboards and rolled edge worktops. One and a half stainless steel sink with drainer, space and plumbing for washing machine, space for fridge/freezer, space for oven, space and plumbing for dishwasher. Aluminium double glazed window to rear, spotlights, tiled flooring, tiled splashbacks, electric and lighting.

Dining Area:  
14'11" x 11'6" (4.57m x 3.53m )

Space for a table and seating, wooden beams, radiator, electric and lighting, spotlights, tiled flooring, feature stained glass windows to lounge, door to rear garden.

Lounge:  
14'4" x 11'5" (4.37m x 3.5m )

Double glazed panelled double doors leading to the front garden. stained glass windows to dining room, spotlights to ceiling, radiator, lighting, electric.

Cloakroom:  
4'6" x 2'5" (1.39m x 0.76m)

Ground floor W.C., wash hand basin, radiator, extractor fan, tiled flooring, lighting.

First Floor Landing:  
Stairs from the reception hall. window into bedroom three. double glazed window to side, electric and spotlights, access to loft space. Doors to bedrooms and bathroom.

Bedroom One:  
12'1" x 11'8" (3.7m x 3.58m )

Double glazed windows to front, radiator, wooden beams, spotlights and electric.

Bedroom Two:  
12'9" x 11'9" (3.9m x 3.6m )

Double glazed windows to rear, eaves storage,

wooden beams, radiator, electric and spotlights.

### Bedroom Three:

10'0" x 8'6" (3.07m x 2.6m)

Double glazed window to side, skylight, radiator, electric and spotlights.

### Bathroom:

9'3" x 6'10" (2.82m x 2.1m)

Panelled bath, step-in shower, wash hand basin, W.C., spotlights, wooden beams, skylight,

wood-effect vinyl flooring, heated towel rail, part-tiled walls, extractor fan.

### Outside:

The property has a large lawned garden, with chippings, a decking area for outdoor furniture and off road parking. Additionally an electric car charging point is currently being added. The rear also benefits from a `mini gym` and shed for storage.



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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.

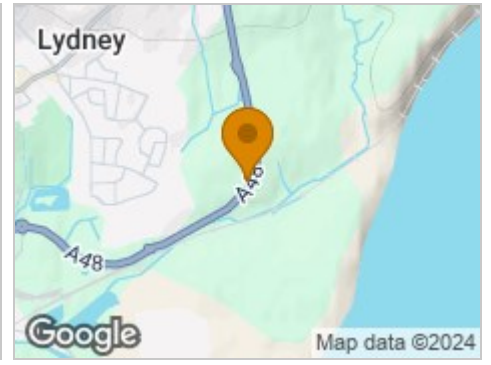
## Road Map



## Hybrid Map



## Terrain Map



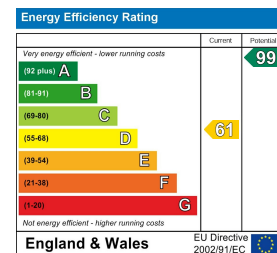
## Floor Plan



## 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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