



## 7 Milling Crescent Aylburton, Lydney, GL15 6DD

£255,000





Dean Estate Agents offer for sale this most spacious three bedroom semi-detached house with plenty of parking, large level gardens, modern kitchen, lounge/dining room, utility room, oil central heating, double glazed and offered for sale with no chain. The property is a very well presented, clean family home.



### Entrance;

Approached via a UPVC double door to the entrance hall.

### Entrance Hall;

3'1" x 7'9" (0.96m x 2.38m)

With doors to the lounge and kitchen, radiator, laminate flooring, thermostat for central heating system, understairs storage cupboard.

### Kitchen;

13'10" x 9'0" (4.23m x 2.76m)

Front aspect with base units, wall cupboards, worktop surfaces, electric hob and extractor fan, electric double oven, sink unit, UPVC double glazed window, recess ceiling lights, laminate flooring, walk in utility cupboard with lighting, oil boiler.

### Utility Room;

6'3" x 13'2" (1.92m x 4.03m)

With a rear access UPVC double glazed door, radiator, laminate flooring, plumbing for automatic washing machine, base units with drawers, wall cupboards, Upvc double glazed window. Door to kitchen.

### Lounge;

Rear aspect UPVC double glazed doors to garden, wood burner and wooden surround, radiator.

### Dining Room;

10'4" x 8'11" (3.17m x 2.73m )

UPVC double glazed window, radiator and power points.

### Landing;

10'6" x 6'2" (3.22m x 1.88m)

With UPVC double glazed window to the front, radiator, power point, access to loft space and smoke alarm.

### Bedroom One;

12'0" x 12'0" (3.66m x 3.68m)

Rear aspect with UPVC double glazed window providing g views to the river and beyond, radiator, built in wardrobe, airing cupboard with hot water tank.

### Bedroom Two;

11'10" x 8'11" (3.63m x 2.74m)

Rear aspect with UPVC double glazed window providing views to the river and beyond, ceiling spotlights and built in wardrobe.

### Bedroom Three;

8'7" x 9'0" (2.64m x 2.76m)

Side aspect UPVC double glazed window, radiator.

### Shower Room;

6'4" x 5'10" (1.95m x 1.80m)

With shower cubicle hosting an electric shower and tiled walling, wash hand basin and WC, Upvc double glazed window and extractor fan. Fully tiled walling and heated towel rail.

### Outside;

The front offers private off road parking for 2 cars, shrubs, outside light, gravelled garden.

The rear gardens are of a good size with a large decked area, lawns, two metal sheds, shrubs, gravelled area, outside lights and side path to

the front aspect.



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



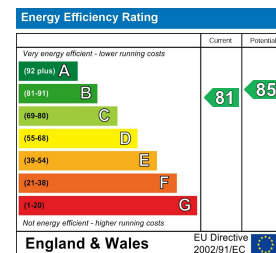
## Floor Plan



## 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.