



## 4 Berkeley Crescent

Lydney, GL15 5SH

£289,950





Welcome to Berkeley Crescent, Lydney - a charming location for this extended two-bedroom detached bungalow. This bungalow offers a comfortable living space for a small family or those looking to downsize.

Parking is a breeze with space for two vehicles, along with the added bonus of a garage for extra storage or keeping your car sheltered from the elements.

Conveniently located close to Lydney town's amenities, you'll have easy access to shops, restaurants, and other essentials. Plus, with no onward chain, you can make this lovely property your own without any delays.

Don't miss out on the opportunity to own this delightful detached bungalow in Berkeley Crescent. Book a viewing today and envision the possibilities of making this house your home.



Approached via a UPVC double glazed door into:

#### Entrance Lobby:

5'1" x 4'11" (1.56m x 1.52m)

With ceramic tiled flooring, radiator, double glazed window to the rear, doors to garage and entrance hall.

#### Entrance Hall:

Being L shaped with ceramic tiled flooring, 2 x radiators, access to the loft, smoke alarm, boiler cupboard housing the Worcester gas fired boiler.

#### Lounge:

14'4" x 11'2" (4.37m x 3.42m)

Front aspect with large double glazed window, radiator and living flame gas fire and surround. Coved ceiling, wall lights and tv aerial lead.

#### Kitchen:

10'5" x 4'6" (3.18m x 1.39m)

Rear aspect with fitted base units, wall cupboards, work surfaces with tiled splash backs, sink unit, ceramic tiled flooring, appliance spaces, thermostat for central heating, double glazed window to the side aspect, the kitchen leads into the extended aspect of the property which can be utilised as a dining area or sitting room.

#### Dining/Sitting Room:

10'5" x 4'6" (3.18m x 1.39m)

Rear aspect with double glazed windows to the side and rear, radiator and door to the rear gardens.

#### Bedroom One:

10'4" x 11'3" (3.15m x 3.43m)

Rear aspect with double glazed window and radiator.

#### Bedroom Two:

11'1" x 9'0" (3.38m x 2.75m)

Front aspect with double glazed window and radiator.

#### Shower Room:

7'4" x 5'9" (2.25m x 1.76m)

With large walk in shower, tiled walling, vanity wash hand basin unit and concealed cistern WC, mirrored wall cabinet, double glazed window, ceramic tiled flooring and heated towel rail.

#### Outside:

To the front one will find ample off road parking, both gravelled and lawned gardens with shrubs, side path with iron gate to the rear gardens, outside light.

The rear gardens are laid to lawn with patio, an abundance of shrubs, greenhouse, outside light, wooden shed and fenced boundaries.

The side aspect offers an enclosed private patio area, outside tap and light with gate to the front.

#### Garage:

Metal up and over door, power and lighting, window and door to the entrance lobby.



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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



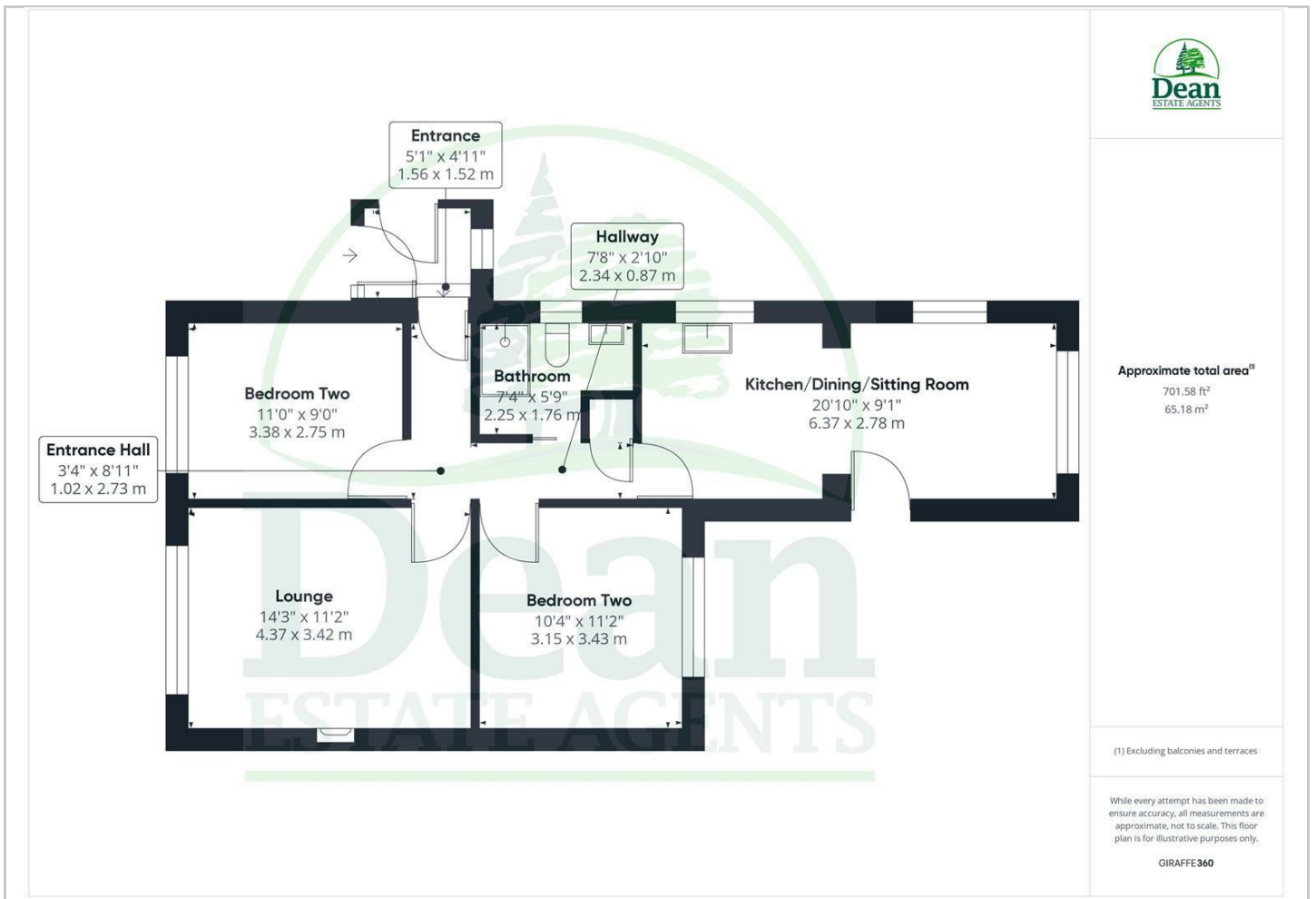
## Hybrid Map



## Terrain Map



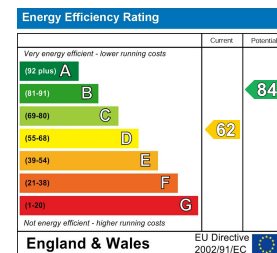
## Floor Plan



## 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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