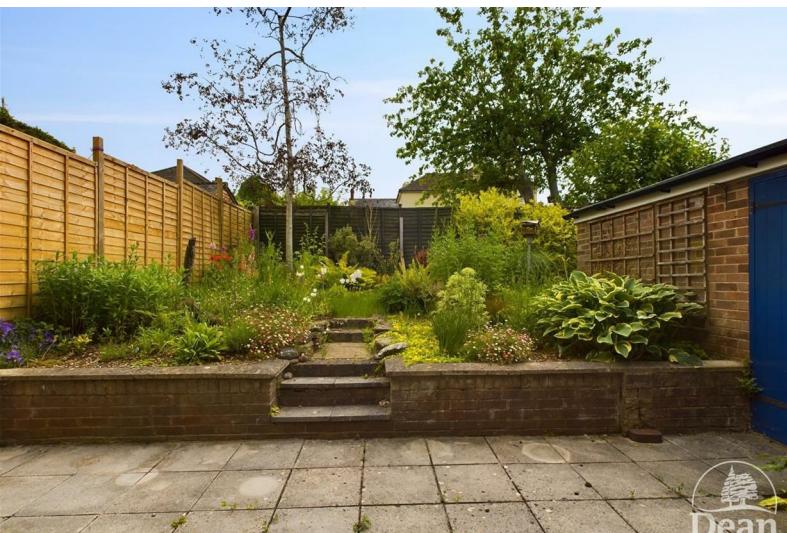




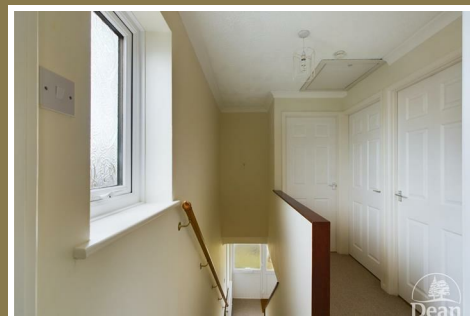
26 Beaufort Drive

Lydney, GL15 5QR

£240,000



DEAN ESTATE AGENTS offer for sale this well presented three bedroom semi-detached house with no on-going chain, off road parking, gas central heating, double glazed windows, enclosed gardens, shower room, close to Lydney town centre and as there is no chain, we can conclude a speedy sale if required.



Entrance Hall;

11'3" x 6'0" (3.45m x 1.85m)

Accessed via a partly glazed UPVC door, front aspect UPVC double glazed frosted window, radiator, power points, understairs storage, stairs to first floor landing, door to:

Kitchen;

11'2" x 8'11" (3.42m x 2.74m)

A range of base, drawer and wall mounted units, stainless steel one and a half bowl single drainer sink unit with mixer tap over, built in oven and hob, extractor fan, built in dishwasher, space for washing machine, power points, newly fitted Worcester combination boiler, understairs cupboard space, rear aspect UPVC double glazed window, side aspect partly glazed frosted UPVC door.

Lounge/Dining Room;

22'11" x 11'6" (7.00m x 3.52m)

Two radiators, power points, front aspect UPVC double glazed window, rear aspect UPVC double glazed door.

Landing;

8'3" x 6'0" (2.52m x 1.84m)

Airing cupboard, access to loft space, side aspect UPVC double glazed frosted window.

Bedroom One;

11'7" x 11'8" (3.54m x 3.57m)

Radiator, power points, front aspect UPVC double glazed window.

Bedroom Two;

11'1" x 11'8" (3.39m x 3.58m)

Radiator, power points, built in wardrobe, rear aspect UPVC double glazed window.

Bedroom Three;

8'7" x 8'5" (2.62m x 2.57m)

Radiator, power points, front aspect UPVC double glazed window.

Shower Room;

5'5" x 8'1" (1.66m x 2.48m)

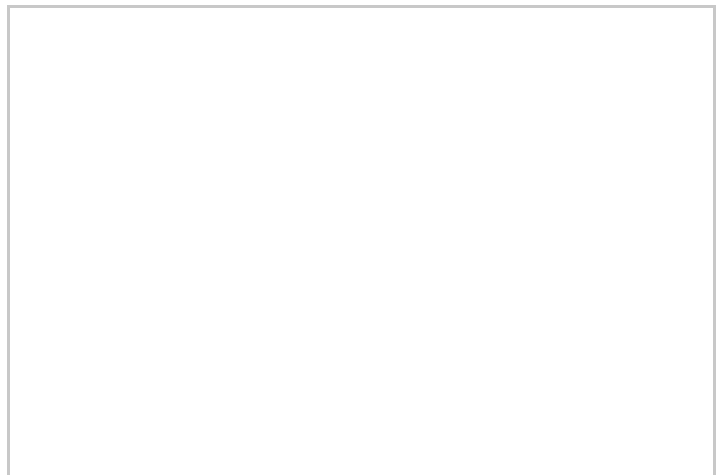
Walk in shower cubicle with mains shower over, vanity wash hand basin, close coupled WC, heated towel rail, two rear aspect UPVC double glazed frosted windows.

Outside;

To the front of the property a driveway provides off road parking for several vehicles and the garden is laid to lawn with stone chippings and bluebells.

To the rear of the property is a patio area, steps leading up to a low maintenance wildflower garden, surrounded by fencing.

Garage - 5.23m x 2.57m (17'2" x 8'5") - Accessed via an up and over door, power, lighting, rear aspect UPVC double glazed frosted window, side aspect personal door to the garden.



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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.

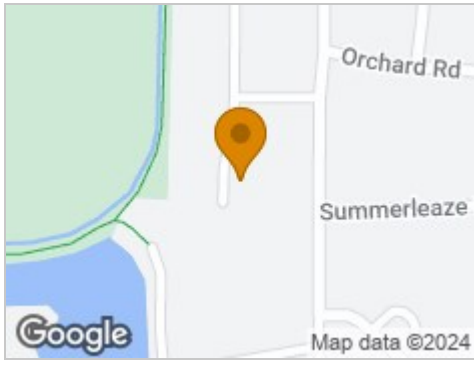
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PRC Certificates – Some ex-local authority properties have been repaired in recent years using the PRC Scheme wherein a certificate has been produced by a qualified property engineer. This certificate does not imply the suitability for a mortgage approval 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



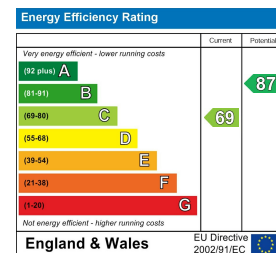
Floor Plan



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



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