

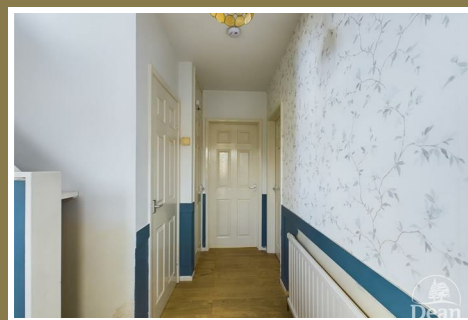


33 Kimberley Drive Lydney, GL15 5AF

£298,000



DEAN ESTATE AGENTS offer for sale this three bedroom semi detached spacious family home with a private and secure garden, off road parking for two vehicles and garage.



Entrance;

via a UPVC double glazed door.

Entrance Hallway;

10'3" x 6'7" (3.14m x 2.01m)

With windows to front and side elevation, radiator, understairs storage cupboard and boiler, airing cupboard.

Kitchen;

7'11" x 9'9" (2.42m x 2.99m)

Fitted kitchen comprising base and wall units, pantry with sockets for kitchen appliances, UPVC double glazed window to rear and UPVC double glazed door to side elevation leading to WC, garage and rear garden.

Dining Room;

7'9" x 10'11" (2.38m x 3.33m)

UPVC double glazed window to rear and radiator.

Lounge;

14'6" x 10'10" (4.42m x 3.32m)

UPVC double glazed window to front, radiator and gas fire.

Stairs/Landing;

14'11" x 3'2" (4.55m x 0.99m)

UPVC double glazed window to side elevation and radiator.

Bedroom One;

11'6" x 10'7" (3.53m x 3.24m)

UPVC double glazed window to front elevation and radiator.

Bedroom Two;

10'11" x 10'10" (3.33m x 3.31m)

UPVC double glazed window to rear elevation and radiator.

Bedroom Three;

7'7" x 10'1" (2.32m x 3.08m)

UPVC double glazed window to rear and radiator.

Bathroom;

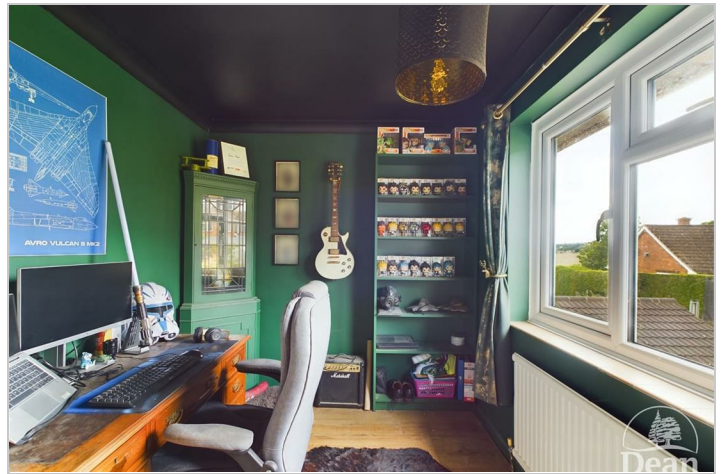
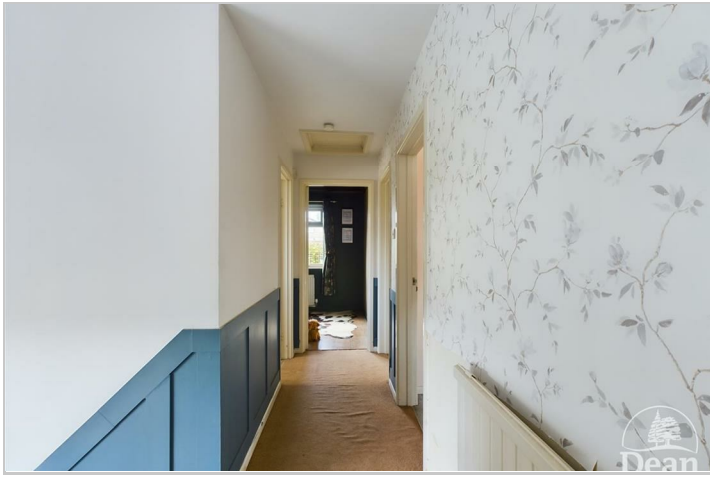
6'10" x 4'9" (2.09m x 1.47m)

UPVC double glazed window to side elevation, built in shower, hand basin, WC and towel rail.

Outside;

To the front of the property is a patio area and driveway for two vehicles. To the rear is a mature garden with patio areas, garden shed and summerhouse.

The garage has an up and over door, power, lighting with side entrance and plumbing for washing machine.



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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.

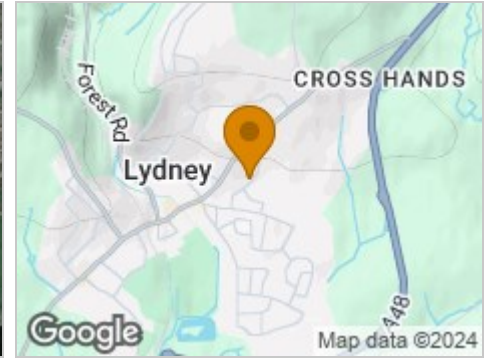
Road Map



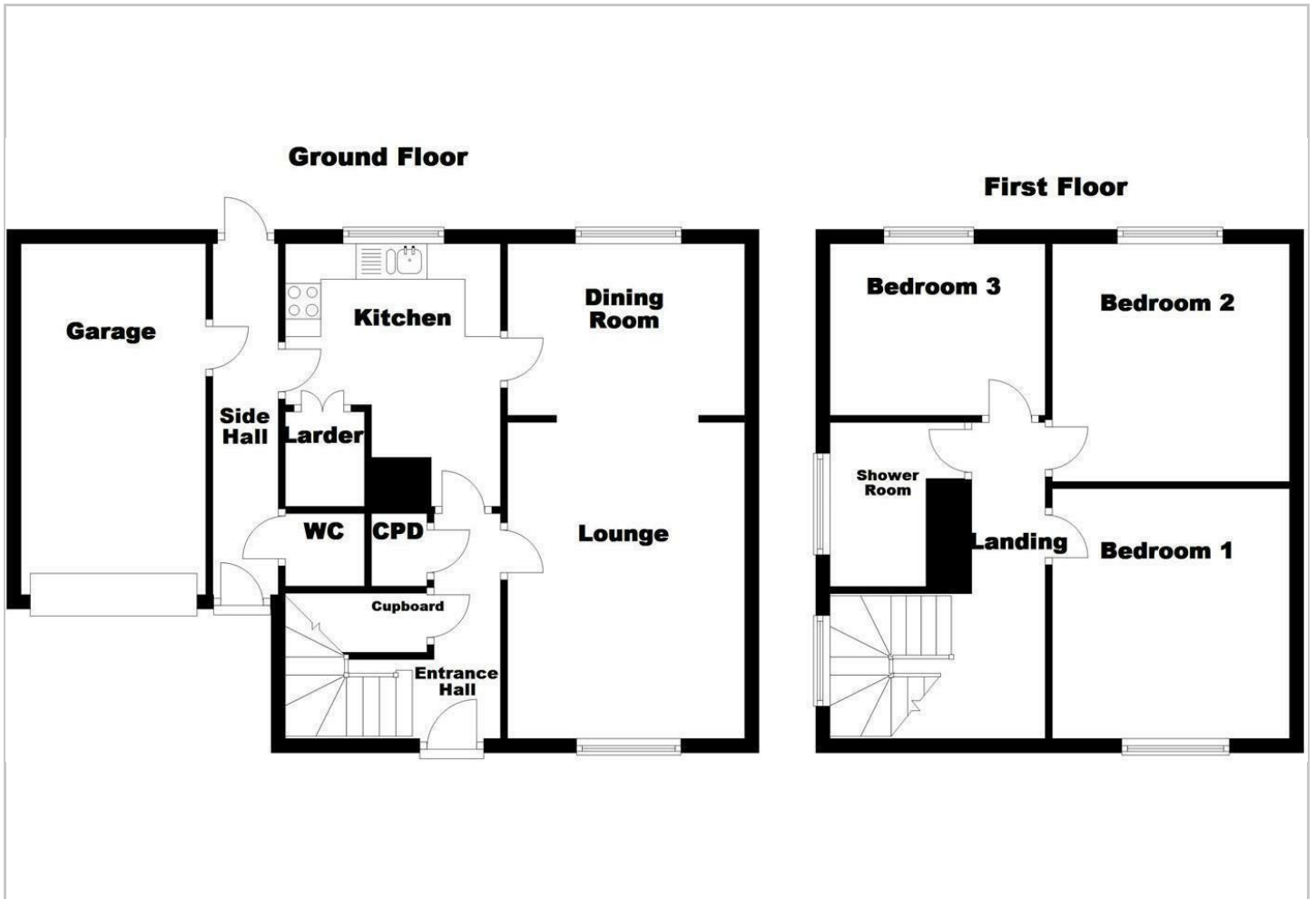
Hybrid Map



Terrain Map



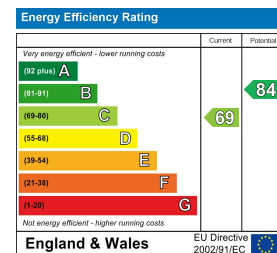
Floor Plan



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



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