



21 Nodens Way

Lydney, GL15 5NP

£300,000



DEAN ESTATE AGENTS offers For Sale this three bedroom detached property situated in a quiet corner location. Lounge, separate Dining Room, Conservatory, garage and parking for several vehicles. To the rear is an enclosed garden with mature trees, shrubs and borders. With views over the River Severn. VIEWING IS A MUST.



Entrance;

Via a UPVC double glazed door.

Entrance Hall;

5'10" x 13'11" (1.80m x 4.26m)

Radiator, door to downstairs cloakroom, lounge and kitchen.

Cloakroom;

2'8" x 5'7" (0.82m x 1.71m)

UPVC double glazed window to front elevation, radiator, wash hand basin and WC.

Kitchen;

16'10" x 10'1" (5.15m x 3.09m)

Large newly fitted kitchen with base and wall units ,induction hob, gas fired rayburn, plumbing for washing machine and tumble drier, understairs cupboard and door to garage. UPVC double glazed window and door to rear garden.

Dining Room;

8'8" x 10'2" (2.65m x 3.11m)

Bi-fold doors to garden and radiator.

Lounge;

10'11" x 16'3" (3.34m x 4.97m)

UPVC double glazed window to front elevation, two radiators, wood burner and doors to dining room, hallway and conservatory.

Conservatory;

9'4" x 23'7" (2.87m x 7.19m)

UPVC Double glazed with two double doors to patio areas. Radiator.

Stairs/Landing;

6'5" x 10'8" (1.98m x 3.27m)

Storage cupboard.

Bedroom One;

10'6" x 10'7" (3.22m x 3.24m)

UPVC double glazed window to rear, radiator and door to En-suite bathroom.

En-Suite;

7'8" x 3'9" (2.36m x 1.15m)

UPVC double glazed window to side elevation, walk-in shower, wash hand basin, WC and radiator.

Bedroom Two;

9'7" x 9'3" (2.94m x 2.83m)

UPVC double glazed window to front elevation and radiator.

Bedroom Three;

7'5" x 7'6" (2.28m x 2.29m)

UPVC double glazed window to front elevation and radiator.

Bathroom;

6'6" x 5'6" (2.00m x 1.68m)

UPVC double glazed window to rear elevation, bath, wash hand basin, WC and radiator.

Outside;

Garden to the rear is private and enclosed with mature trees, shrubs and borders. There are a couple of patio areas for sitting and BBQs, plus a garden shed to the bottom corner of the garden.

To the front is a driveway and parking for several vehicles.

The garage is plasterboard and dry lined with a convector radiator to the main heating system and loft area.



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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.

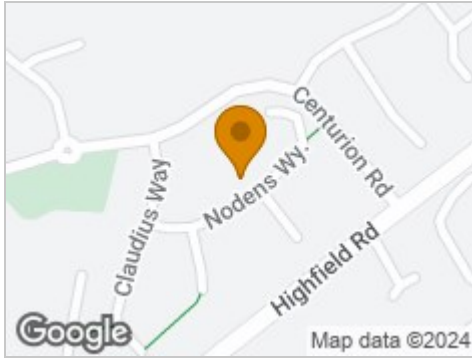
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PRC Certificates – Some ex-local authority properties have been repaired in recent years using the PRC Scheme wherein a certificate has been produced by a qualified property engineer. This certificate does not imply the suitability for a mortgage approval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

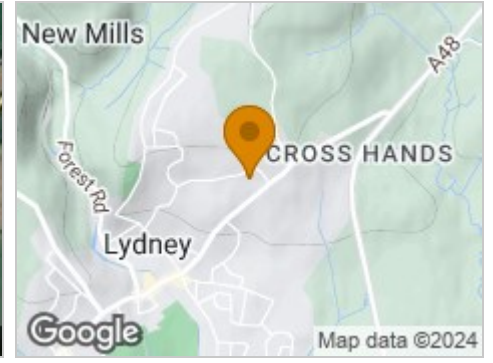
Road Map



Hybrid Map



Terrain Map



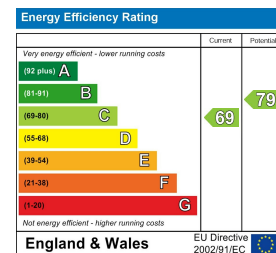
Floor Plan



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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