



## 3 Pinedale

Woolaston, Lydney, GL15 6PQ

£310,000





Dean Estate Agents are pleased to offer to market a Well Presented Three Bedroom Detached Bungalow situated in a quiet cul-de-sac location in the Village of Woolaston. The property offers; Three Bedrooms, Kitchen, Lounge, Conservatory, Bathroom, Separate W.C, Landscaped Front & Rear Gardens with Ample Off-Road Parking.



### Entrance Porch;

Leading to Entrance Hallway.

### Lounge;

A light & airy room, with a feature fireplace with inset wood burner, carpet flooring, power points, radiator, ceiling light, window and patio doors leading to

### Conservatory;

A spacious conservatory with a pleasant view out to the rear garden, power points, radiator, tiled flooring, windows, and patio doors leading out to rear garden.

### Kitchen;

A range of wall, base and drawer units, tiled splashbacks, single bowl sink and drainer unit, space for cooker with extractor hood over, fridge/freezer and plumbing for washing machine, window to rear aspect and door to side.

### Bathroom;

A corner bath with shower over, pedestal wash hand basin, tiled splashbacks, wall mounted heated towel rail, window to side, airing cupboard.

### WC;

Frosted window to side aspect, W.C, wash hand basin, radiator.

### Master Bedroom;

Carpet flooring, window to front aspect, radiator, power points, ceiling light, window to front

### Bedroom Two;

Laminate flooring, window to front aspect, radiator, power points, ceiling light, window to front.

### Bedroom Three/Dining Room;

Carpet flooring, window to front aspect, radiator, power points, ceiling light, window to front.

### Outside;

To the front of the property there is ample off-road parking for several vehicles.

To the rear a sunny aspect landscaped garden with garden shed, raised decking and seating area, outside light and water.



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



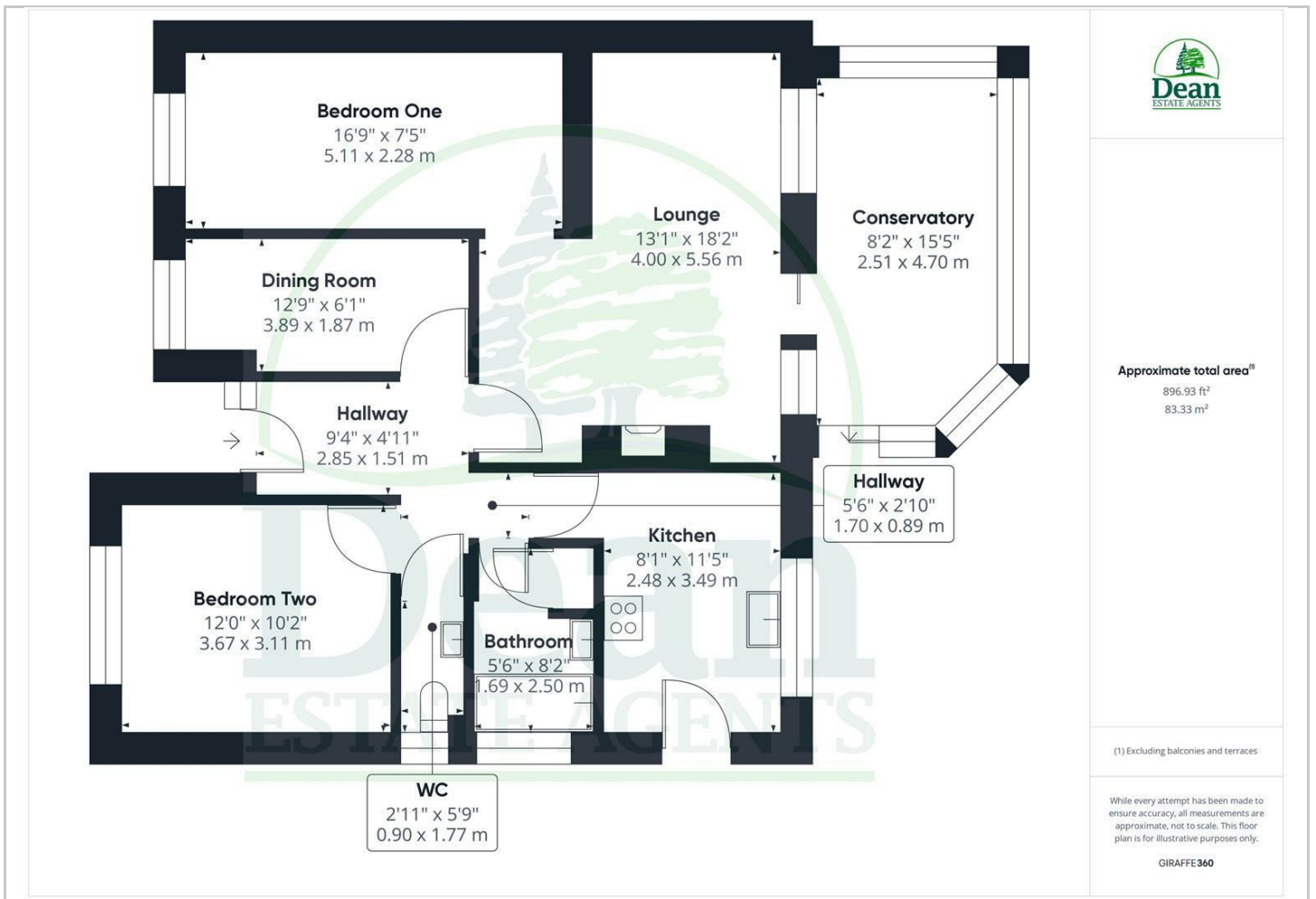
## Hybrid Map



## Terrain Map



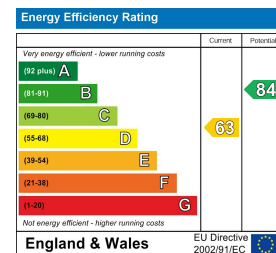
## Floor Plan



## 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.