



4 Templeway West Lydney, GL15 5HX

Offers Over £200,000



Set on a super size plot is this three bedroom semi detached house with parking and garage. Internally, the rooms are spacious with an open plan Lounge, dining room and kitchen. Three bedrooms and a bathroom to the first floor, double glazed windows, central heating and offered for sale with no chain. Must be viewed.



Entrance Hall;
13'6" x 5'10" (4.13m x 1.78m)

Stairs to the first floor, door to cloakroom and further door to the Lounge. Upvc double glazed window to the side.

Cloakroom;
2'3" x 3'4" (0.70m x 1.04m)
With WC and window.

Lounge;
17'11" x 13'3" (5.47m x 4.04m)
Front aspect with Upvc double glazed bay window, two radiators, open fireplace with wooden surround, coved ceiling, picture rails, tv aerial lead, wood flooring, smoke alarm and opening into the dining area.

Dining Area;
4'3" x 9'9" (1.32m x 2.98m)
With tiled flooring, double radiator, sliding double glazed patio doors into the conservatory, coved ceiling and opening into the Kitchen.

Kitchen;
4'3" x 9'9" (1.32m x 2.98m)
Although in need of refurbishment, the kitchen does provide base units, wall cupboards, sink unit, tiled flooring, windows to side and rear, wall mounted Baxi gas boiler.

Conservatory;
7'10" x 16'10" (2.40m x 5.14m)
Rear aspect with tiled flooring, floor to roof double glazed windows and doors, radiator, wall lights and power points.

From the entrance hall is a staircase to the first floor landing.

Landing;
6'10" x 5'4" (2.10m x 1.64m)
Access to loft space, doors to bedrooms.

Bedroom One;
10'9" x 13'5" (3.28m x 4.09m)
Front aspect with a super walk in double glazed bay window, radiator and coved ceiling.

Bedroom Two;
11'10" x 10'0" (3.61m x 3.05m)
Front aspect with Upvc double glazed window, radiator, picture rails and coved ceiling.

Bedroom Three;
8'9" x 9'4" (2.67m x 2.86m)
Upvc double glazed window to the rear, radiator, picture rails and coved ceiling.

Bathroom;
6'7" x 5'10" (2.01m x 1.78m)
White suite comprising of WC, wash hand basin, bath with shower, windows to front and side aspects, radiator.

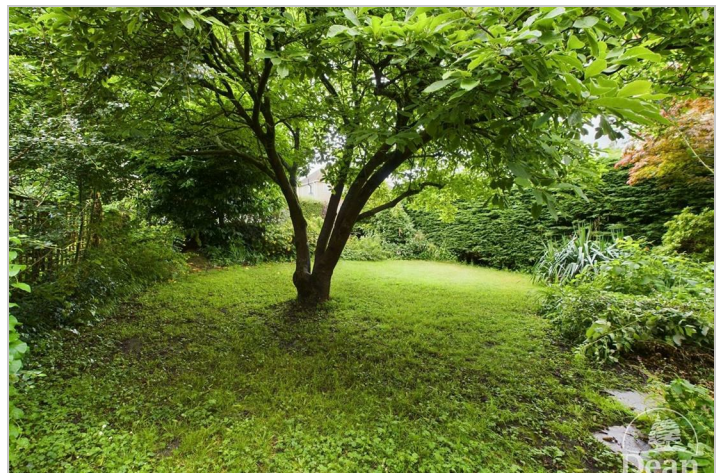
Outside;
To the front of the house one will find gated access to the gardens which hosts an abundance of trees and shrubs, outside light and harvest to the entrance door.

There is a wooden gate to the side which leads to both the side and rear gardens.

The rear gardens are again laid to lawn with a large patio area, shrubs and side door to the detached garage.

Detached Garage;
With front opening door, side door and windows, off road parking for 2 cars.

Note;
Upon viewing, you will see evidence of cracking within the rear wall which maybe referred to as subsidence. The asking price is reflective of the work needed to re-instate the property.



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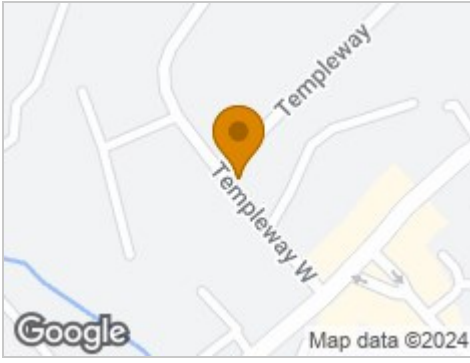
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As with leasehold property or new build development sites, you are likely to be responsible for a contribution to management charges and/or ground rent or a contribution to the development service charge. Please enquire at the time of viewing.

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



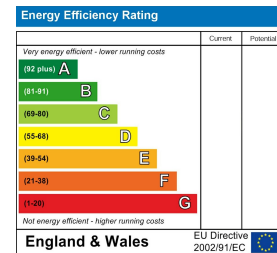
Floor Plan



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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