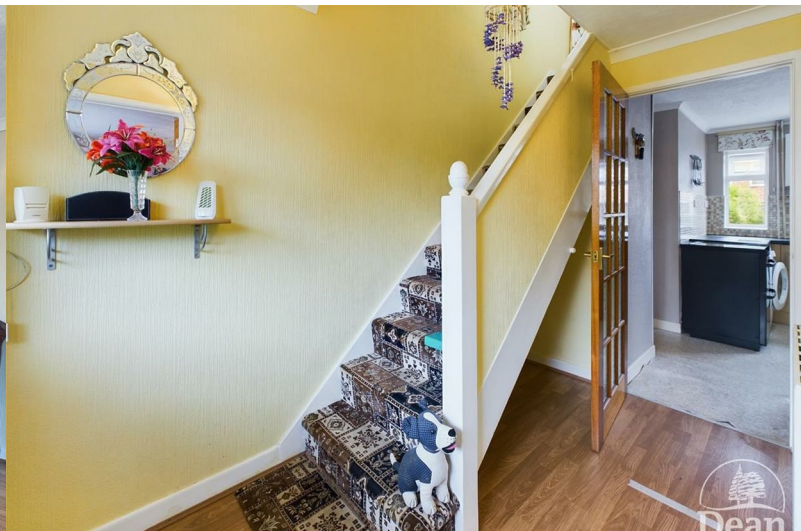




12 Morcroft Place

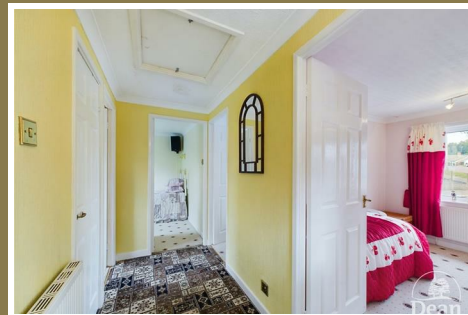
Whitcroft, Lydney, GL15 4RQ

£240,000



Located in a quiet no through road is this very spacious three bedroom semi detached house being sold with no chain. There is a lounge/dining room being dual aspect with sliding patio doors to the rear garden, kitchen, cloakroom, utility room, three first floor bedrooms, bathroom and enclosed rear gardens.

There is also gas central heating and UPVC double glazed windows with private parking to the front. Must be viewed.



Approached via a UPVC double glazed door with storm porch.

Entrance Hall;

5'7" x 9'6" (1.72m x 2.91m)

Stairs to first floor, laminate flooring, radiator, thermostat for central heating system, understairs storage space, smoke alarm and BT point.

Lounge;

14'8" x 20'11" (4.49m x 6.38m)

Front aspect with large UPVC double glazed window, laminate flooring, radiator, coved ceiling, fireplace with electric fire and wooden surround.

Dining Area;

Sliding UPVC double glazed patio doors to the rear garden, serving hatch, coved ceiling and radiator.

Kitchen;

8'5" x 8'6" (2.59m x 2.61m)

Rear aspect with base units, wall cupboards, sink unit, wall mounted Worcester gas boiler, worktops with tiled splash backs, coved ceiling, plumbing for washing machine, radiator, two UPVC double glazed windows to the rear. Large pantry cupboard with shelving and mains consumer unit. Door to the side lobby.

Side Lobby;

2'11" x 9'5" (0.89m x 2.89m)

With UPVC double glazed doors to the front and rear, door to a utility room and further door to the cloakroom.

Cloakroom;

2'7" x 5'3" (0.79m x 1.62m)

With WC, radiator, UPVC double glazed window. Coved ceiling and vinyl flooring.

Utility Room;

6'1" x 9'5" (1.86m x 2.88m)

Base units, wall cupboards, window to rear, power and lighting.

From the entrance hall are stairs to the first floor landing.

Landing;

12'2" x 4'1" (3.71m x 1.26m)

Access to loft space, radiator, airing cupboard with hot water tank, UPVC double glazed window to the side, power point.

Bedroom One;

11'5" x 10'9" (3.49m x 3.30m)

Large UPVC double glazed window to the front aspect, coved ceiling and radiator.

Bedroom Two;

6'2" x 10'10" (1.89m x 3.32m)

Rear aspect with UPVC double glazed window, radiator and coved ceiling.

Bedroom Three;

8'4" x 9'8" (2.56m x 2.96m)

Front aspect UPVC double glazed window, coved ceiling, radiator and built in cupboard.

Bathroom;

6'10" x 5'4" (2.10m x 1.65m)

A white suite comprising of WC, vanity wash hand basin, bath with electric shower, UPVC double glazed window, radiator and coved ceiling.

Outside;

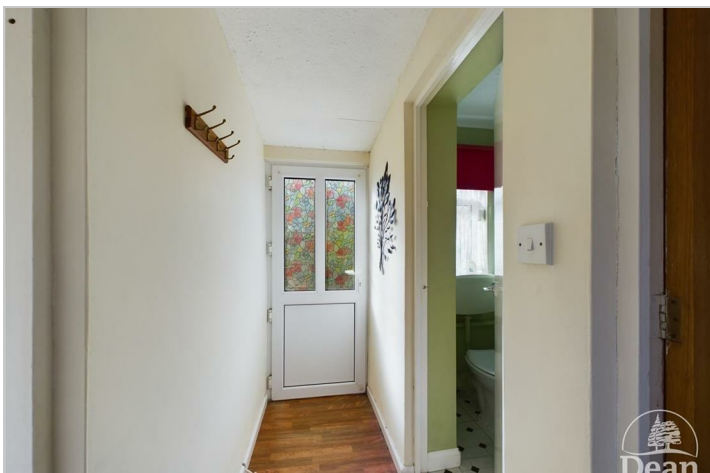
To the front of the property are lawned gardens with fenced boundaries, off road private parking, shrubs and storm porch.

Access to the rear is via the enclosed side lobby.

The rear gardens are level and of a good size. Part gravel and mostly patio, shed, water tap, outside light shrubs and fenced boundaries.

Note;

The property has the benefit of solar panels paid for by the former occupier. We are informed by the seller that the panels generate on average an amount of electricity to the value of £250.00 per quarter which is currently paid to the owner by EON. This figure is flexible and does not represent any future use although please note that the panels are paid for and will be included within the sale.



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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.

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



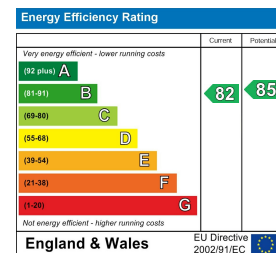
Floor Plan



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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