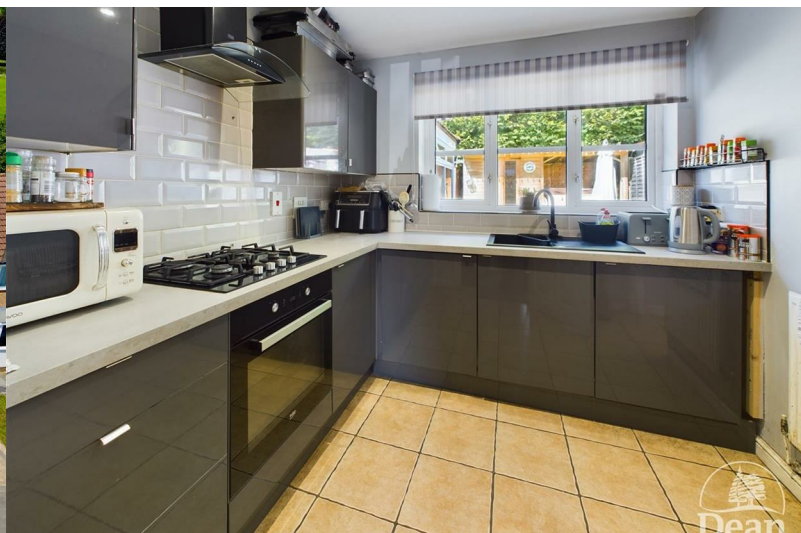




5 Beauchamp Meadow

Lydney, GL15 5NS

£300,000



Located in a sought after no through road is this primarily 3 bedroom detached house with a garage conversion creating a utility area and ground floor 4th bedroom. There is a family size Upvc double glazed conservatory to the rear with access to the private rear gardens. A cloakroom and side access to outside is adjacent to the kitchen with 3 bedrooms, en-suite shower room and bathroom to the first floor.

Gas central heating, double glazing and off road private parking for 3 or 4 cars to the front.



Approached via a panelled entrance door and outside light.

Entrance Hall;
3'11" x 3'0" (1.21m x 0.92m)
Radiator and into the lounge.

Dining Area;
11'4" x 7'7" (3.47m x 2.32m)
Radiator, Oak engineered flooring, sliding double glazed patio doors.

Conservatory;
10'11" x 7'7" (3.35m x 2.32m)
UPVC double glazed door to outside, laminate flooring.

Inner Hallway;
3'1" x 6'2" (0.94m x 1.88m)
Stairs to the first floor, UPVC double glazed window, radiator, door to the utility room which then leads into the bedroom 4.

Utility Area;
4'8" x 7'9" (1.43m x 2.38m)
Wall mounted gas Boiler, smoke alarm.

Bedroom Four;
10'4" x 7'8" (3.16m x 2.34m)
Front aspect being the garage conversion with UPVC double glazed window.

Kitchen;
7'8" x 8'3" (2.36m x 2.52m)
Grey gloss fronted kitchen units with base cupboards, wall units, composite sink unit, integrated dishwasher, washing machine, electric oven, gas hob and extractor hood over. Tiled floor, radiator and UPVC double glazed window.

Rear Entrance Lobby;
Tiled floor, access to side porch.

Cloakroom;
4'7" x 2'10" (1.41m x 0.87m)
With WC, wash hand basin, radiator and UPVC double glazed window.

Side Porch;
10'6" x 2'11" (3.21m x 0.91m)
With UPVC double glazed doors to front and rear.

Landing;
11'4" x 3'8" (3.46m x 1.12m)
Access to loft space, smoke alarm, radiator, power point and airing cupboard.

Bathroom;
8'1" x 4'11" (2.47m x 1.52m)
White suite comprising of WC, wash hand basin, bath with shower, tiled flooring, UPVC double glazed window, radiator, mirrored medicine cabinet.

Bedroom One;
11'6" x 10'5" (3.52m x 3.18m)
Rear aspect UPVC double glazed window, radiator, built in double wardrobes with mirrored doors, door to en-suite.

En-Suite Shower Room;
5'4" x 4'11" (1.65m x 1.50m)
With WC, wash hand basin, shower cubicle, UPVC double glazed window, tiled walls and radiator.

Bedroom Two;
9'8" x 10'4" (2.97m x 3.17m)
Front aspect UPVC double glazed window, radiator and power points.

Bedroom Three;

9'4" x 9'1" (2.87m x 2.78m)

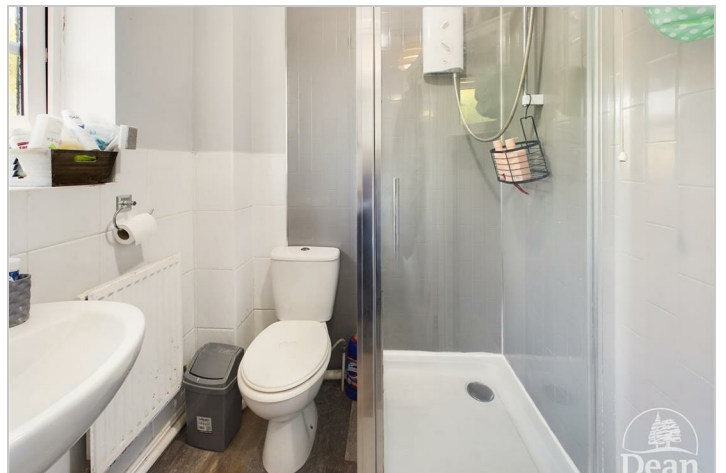
Front aspect with a UPVC double glazed window, radiator and wardrobe area.

Outside;

To the front of the property you will find off road parking, outside light and side access to the rear

gardens.

The rear gardens are private and enclosed by wooden fencing, artificial lawns, patio area, wooden summer lodge and separate shed, side storage area with electric roller door to the front and power, a very private garden.



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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.

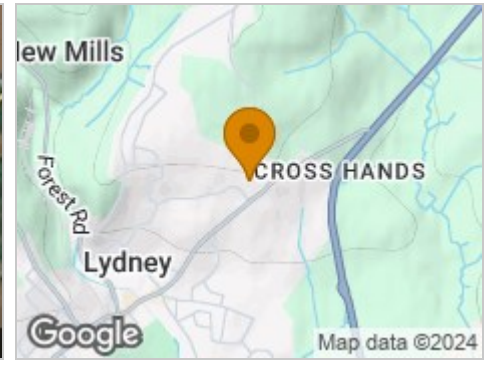
Road Map



Hybrid Map



Terrain Map



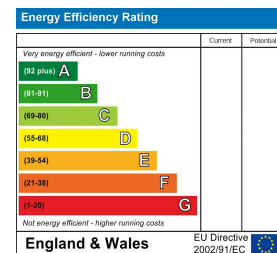
Floor Plan



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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