



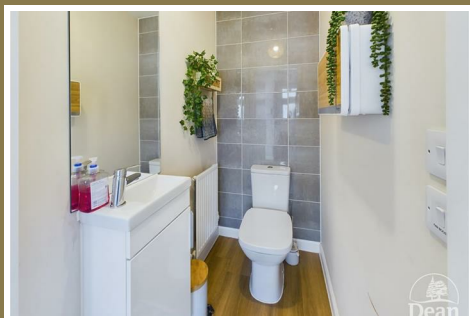
12 Abbots Gate

Lydney, GL15 4BQ

£320,000



A well presented, corner plot three bedroom detached house with garage and a super size plot. An en-suite shower room will be found off the master bedroom, a utility room off the kitchen with patio doors onto the garden, a lounge with three sash windows, family bathroom. An attractive area for property and within moments drive of Lydney.



Approached via a composite entrance door and storm porch with outside light.

Entrance Hall;

Stairs to first floor, radiator, alarm control panel, smoke alarm, digital controls for central heating. Doors to the cloakroom, lounge and kitchen.

Cloakroom;

With vanity wash hand basin unit, radiator, WC, wall mirror, extractor fan and part tiled wall.

Lounge;

A stunning aspect for this room with twin UPVC double glazed sash windows and a further UPVC double glazed sash window to the side. Two radiators, power points and TV aerial point.

Kitchen;

Rear aspect with a range of 'vintage blue' base units, wall cupboards, grey concrete effect work surfaces and breakfast bar, integrated electric fan assisted oven, gas hob with extractor fan over, stainless steel sink unit, UPVC double glazed window, UPVC double glazed doors to the rear garden, integrated dishwasher, wall shelving, smoke alarm, recess ceiling lights, UPVC double glazed sash window to the side aspect, Amtico flooring.

Utility Room;

With composite door to the side aspect, worktop with sink unit, plumbing for washing machine, wall mounted gas combination boiler, radiator, extractor fan and smoke alarm.

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

Landing;

With UPVC double glazed window, radiator, smoke alarm and access to the loft space.

Bedroom One;

UPVC double glazed sash windows to both aspects,

built in triple mirrored doors to wardrobe space, double radiator, digital controls for central heating.

En-Suite;

With walk in shower cubicle and rainfall shower, WC, wash hand basin, shaver point, wall mirror, UPVC double glazed sash window, radiator.

Bedroom Three;

With UPVC double glazed sash window, radiator, built in mirrored doors to wardrobes. Door to cupboard.

Bedroom Two;

Front aspect UPVC double glazed sash window, radiator.

Bathroom;

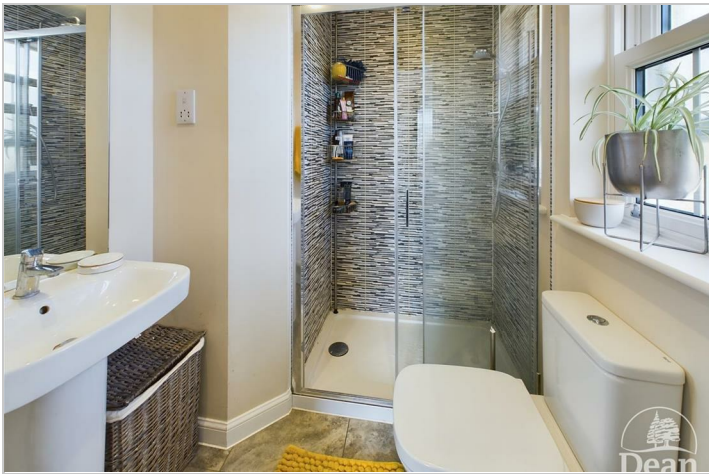
White suite comprising of WC, wash hand basin, bath with mixer tap shower and shower screen, UPVC double glazed window, heated towel rail, wall mirror.

Outside;

No. 12 occupies a super plot with grounds to the front and side comprising of lawns, shrub borders, walled garden, off road parking leading to the garage. Access to the house is either via the front formal entrance or the rear door adjoining the parking area.

Garage - With up and over door, power, lighting and electric car charging point. Off road parking,

To the rear of the house one will find fully enclosed gardens comprising of lawns, patio, sleeper retaining borders, side path to the off road parking area, wooden pergola, an abundance of shrubs, outside light, water tap.



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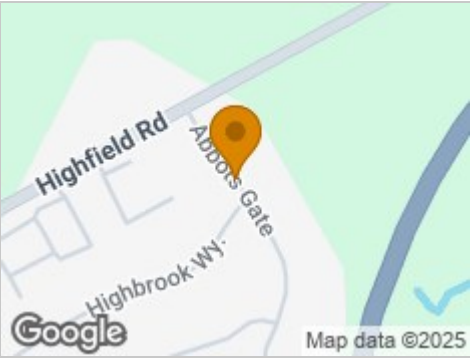
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Road Map



Hybrid Map



Terrain Map



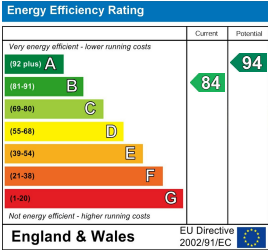
Floor Plan



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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