



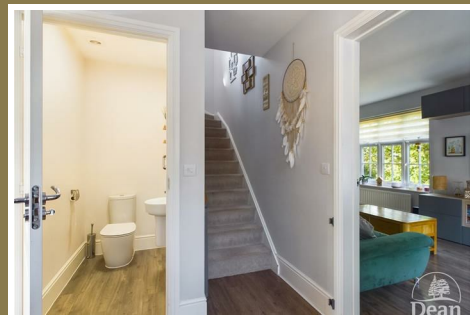
## 7 Herbert Howells Way

Lydney, GL15 5FP

£357,000



DEAN ESTATE AGENTS offer for sale this most super detached house with a large detached garage, stunning and attractive windows, large kitchen/dining room with doors to the gardens, three DOUBLE bedrooms with the master bedroom having an en-suite shower as well as a family bathroom. The house is located on a corner plot in a quiet no through road, a great location for this modern house.



Approached via a composite door to the entrance hall. Outside light and storm porch.

#### Entrance Hall;

6'10" x 7'6" (2.10m x 2.29m )

With stairs to the first floor, smoke alarm, radiator, luxury vinyl flooring, UPVC double glazed obscured windows either side of the entrance door and digital controls for the central heating system.

#### Cloakroom;

3'6" x 5'6" (1.09m x 1.69m)

With low level WC, wash hand basin, luxury vinyl tiled flooring, radiator, extractor fan.

#### Lounge;

10'7" x 18'9" (3.23m x 5.72m)

With a dual aspect having large and attractive UPVC double glazed windows to the front and side aspects, luxury vinyl tiled flooring, understairs cupboard, radiators, TV aerial point and ample power points.

#### Kitchen;

10'9" x 18'8" (3.30m x 5.71m)

With a large and attractive UPVC double glazed window to the front aspect, double glazed doors and windows to the rear, a very light and airy kitchen/dining room with base units, work surfaces, wall units, gas hob with extractor fan over, Siemens electric double oven, sink unit, integrated fridge freezer, integrated dishwasher, recess ceiling lights, radiators, door to utility room.

#### Utility Room;

3'7" x 5'1" (1.11m x 1.55m)

With plumbing for a washing machine, work surfaces, wall units, power and lighting.

#### Landing;

7'4" x 4'0" (2.25m x 1.24m)

UPVC double glazed window, access to loft space,

double power point, airing cupboard housing the Ideal Logic combination boiler.

#### Bedroom Three;

8'7" x 9'1" (2.64m x 2.79m)

Side aspect UPVC double glazed window overlooking the rear garden, built in double wardrobes, radiator.

#### Bedroom Two;

10'8" x 9'4" (3.27m x 2.87m )

Front aspect UPVC double glazed window, radiator and power points.

#### Bedroom One;

10'9" x 11'10" (3.29m x 3.63m )

Side aspect with UPVC double window, radiator, TV point and access to the en-suite shower room. Built in double wardrobes.

#### En-Suite;

10'9" x 4'8" (3.28m x 1.43m)

With WC, floating wash hand basin, heated towel rail, large shower cubicle with thermostatic shower and tiled walling, extractor fan, UPVC double glazed window.

#### Bathroom;

7'3" x 5'10" (2.23m x 1.79m)

Having a wash hand basin, WC, bath with shower, UPVC double glazed window,

#### Outside;

To the rear one will find private and enclosed gardens comprising of patio, lawns and a raised composite decking area to take advantage of the afternoon and evening sun. A side gate will lead to the off road parking area and large detached garage. There are side lawns with shrubs to the right side of the house.

Detached Garage: With up and over door, power and lighting, roof storage.



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

Floor 0

Floor 1

Approximate total area<sup>1)</sup>  
1046.68 ft<sup>2</sup>  
97.24 m<sup>2</sup>

(1) Excluding balconies and terraces

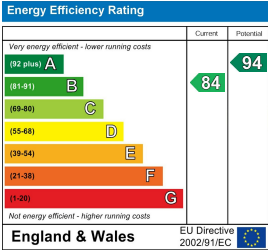
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

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 firms employment has the authority to make or give any representation or warranty in respect of the property.