



138 Lakeside Avenue  
Lydney, GL15 5QB

£250,000



Located at the end of this no through road is this well presented two bedroom detached bungalow with an en-bloc garage. There is a conservatory leading out onto the lawns, a modern kitchen, bathroom and two double bedrooms. There is also front lawns, side path to the rear and a garage with parking. No chain with this property sale, we have the keys for viewing.



Approached via a covered porch area and UPVC double glazed door to the entrance hall.

#### Entrance Hall;

5'2" x 13'5" (1.60m x 4.11m )

A spacious hallway with wood flooring, radiator, coved ceiling, some alarm, doors to all rooms.

#### Lounge;

Front aspect with a large UPVC double glazed window, radiators, wood flooring, wall mounted electric fire.

#### Kitchen;

10'7" x 9'6" (3.25m x 2.90m)

A modern kitchen comprising of gloss white fronted units, work surfaces, recess ceiling lights, ceramic sink unit, plumbing for washing machine, gas cooker point, extractor hood and light over, coved ceiling, UPVC double glazed window to the side aspect, sliding double glazed doors to the conservatory.

#### Conservatory;

9'1" x 9'10" (2.77m x 3.02m)

A UPVC double glazed conservatory with opening windows and double doors to the gardens.

#### Bedroom One;

11'4" x 11'0" (3.47m x 3.36m)

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

#### Bedroom Two;

9'5" x 9'5" (2.88m x 2.89m)

Front aspect with UPVC double glazed window and coved ceiling.

#### Bathroom;

8'4" x 5'6" (2.56m x 1.70m)

With WC, wash hand basin, bath with mixer tap shower, radiator, UPVC double glazed window, coved ceiling, tiled walling, airing cupboard with slatted shelving and radiator.

#### Outside;

To the front of the property one will find lawned gardens and path to the entrance door.

The rear gardens are enclosed by wooden fencing and comprise of lawns and patio, a very private garden.

Garage: An en-bloc garage with a blue door.



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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.

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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.

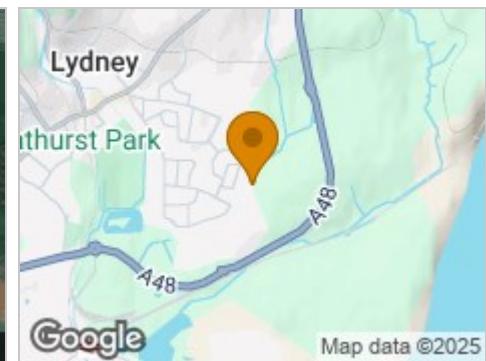
## Road Map



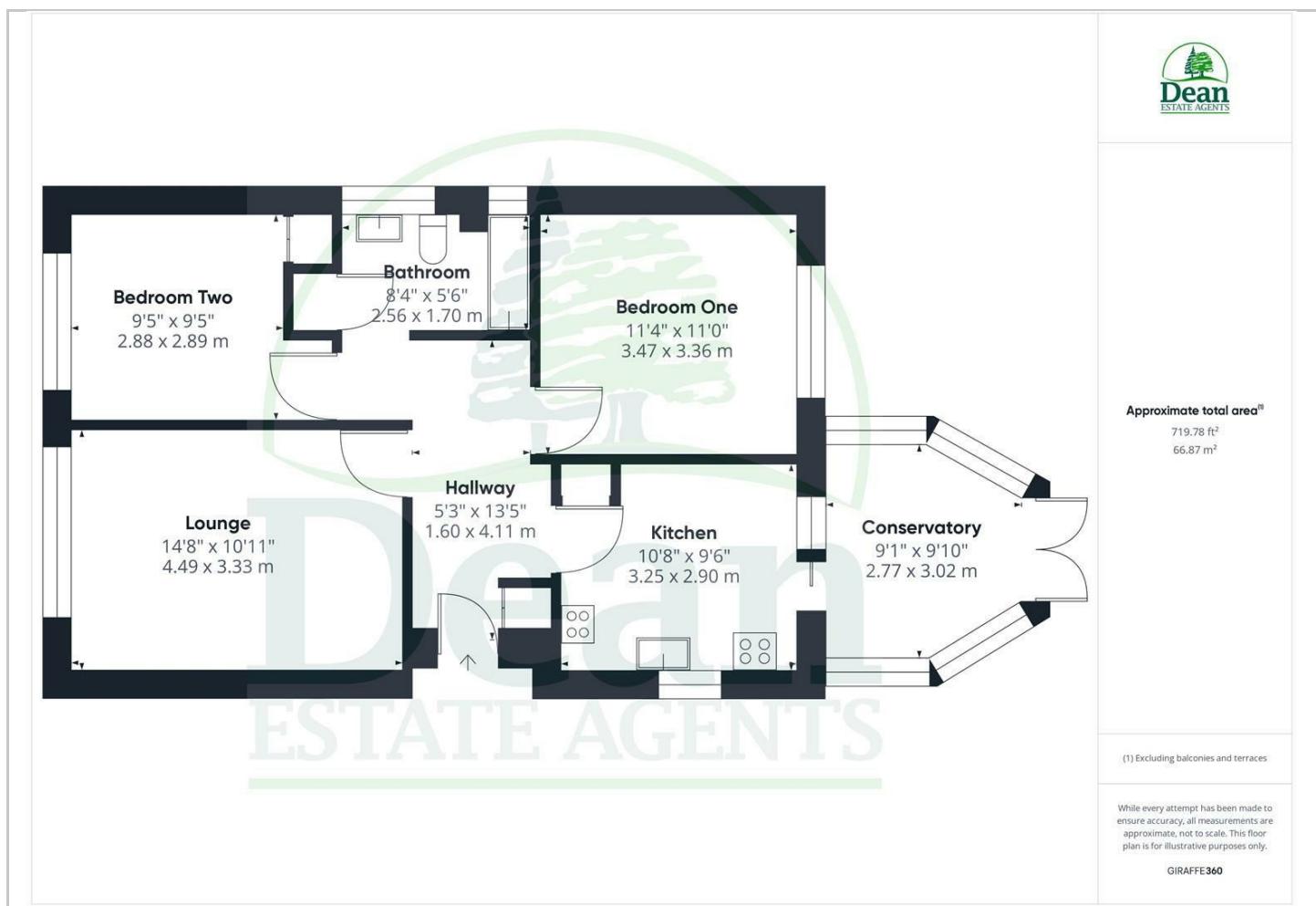
## Hybrid Map



## Terrain Map



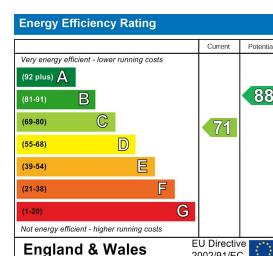
## Floor Plan



## 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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