



22 Lynwood Road

Lydney, GL15 5SG

£240,000



Dean Estate Agents are pleased to present this characterful three-bedroom semi-detached house situated in Lydney backing onto woodlands with 'No Onward Chain'. The property comprises; Three Bedrooms, Living Room, Dining Room, Kitchen, Shower Room, Rear Garden, Single Garage & Off-Road Parking Space.



Entrance Hall;

A welcoming characterful hallway with original flooring, staircase and doors leading to: Living Room & Dining Room.

Living Room;

A great size lounge with gas fireplace and surround, ceiling light, power points, ceiling light, window to front aspect.

Dining Room;

With original flooring, built in storage and shelving, gas fireplace with surround, window to rear aspect, door leading through to kitchen and bathroom.

Kitchen;

Some storage cupboards and worktop space with one & a half bowl stainless-steel basin, understairs storage cupboard, vinyl flooring, window to side aspect, door leading out to rear garden.

Shower Room/Wet Room;

Window to rear aspect, shower cubicle with tiled splashbacks, W.C, wash hand basin.

Bedroom One;

A spacious, light & airy room benefiting from two windows to front aspect, power points, ceiling light.

Bedroom Two:

Window to rear aspect, power points, ceiling light.

Bedroom Three;

Window to side aspect, carpet flooring, storage/airing cupboard, feature fireplace and W.C.

Outside;

A lovely size rear garden backing on woodlands, mostly laid to lawn and with a patio seating area.

Just a short distance up the road, a single garage and off-road parking.



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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



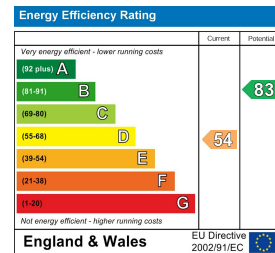
Floor Plan



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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