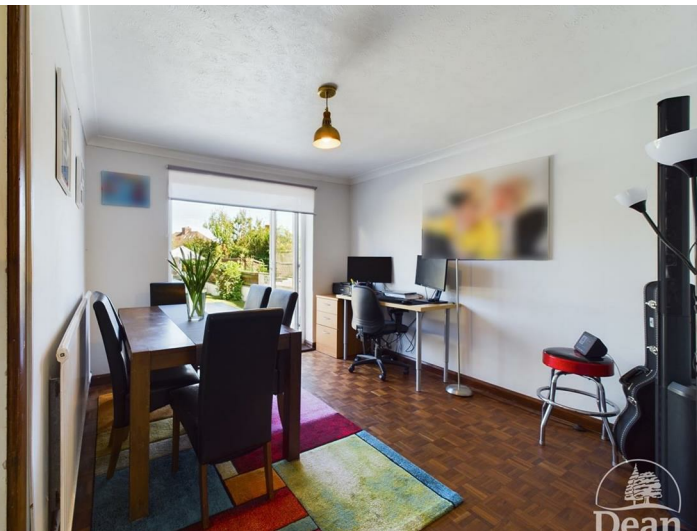




## 12 Templeway West , Lydney, GL15 5HZ

£325,000





Welcome to Templeway West, Lydney - a charming location that could be the perfect setting for your new home! This detached house, built in 1969, offers a wonderful opportunity for those seeking a lovely family home. With three detached bedrooms, a garage, and parking space for two vehicles, this property provides both comfort and convenience.

Whether you're looking to raise a family or simply enjoy the tranquillity of a detached home, this property on Templeway West has the potential to cater to your needs. Don't miss out on the chance to make this lovely house your perfect family home.

360 Virtual Tour available now!



#### Entrance Porch:

2'5" x 5'6" (0.75 x 1.7)

UPVC double glazed windows and door.

#### Entrance Hallway:

12'11" x 6'1" (3.94 x 1.87)

Single panelled radiator, digital thermostat, mains consumer unit, UPVC double glazed door, doors to kitchen and lounge, stairs to first floor, power and lighting.

#### Living Room:

12'6" x 12'0" (3.83 x 3.68)

UPVC double glazed window, gas fire with surround, power and lighting.

#### Kitchen:

11'9" x 7'8" (3.59 x 2.36)

A range of base, wall and drawer units, stainless steel sink drainer unit, plumbing for washing machine, plumbing for dishwasher, space for oven, space for fridge/ freezer, Ideal boiler, pantry style cupboard, UPVC double glazed windows, UPVC double glazed door, power and lighting.

#### Dining Room:

11'5" x 10'4" (3.50 x 3.17)

Single panelled radiator, double glazed patio doors, power and lighting.

#### First Floor Landing:

10'2" x 5'10" (3.10 x 1.79)

UPVC double glazed window, loft access, airing cupboard, power and lighting.

#### Bedroom One:

11'0" x 10'1" (3.36 x 3.08)

UPVC double glazed window, single panelled radiator, fitted wardrobes, power and lighting.

#### Bedroom Two:

11'6" x 11'1" (3.51 x 3.40)

UPVC double glazed window, double panelled radiator, power and lighting.

#### Bedroom Three:

8'4" x 6'11" (2.55 x 2.13)

UPVC double glazed window, double panelled radiator, power and lighting.

### Bathroom:

5'6" x 7'11" (1.68 x 2.43)

vanity sink/ W.C unit, white panelled bath with shower over, glass shower screen, heated towel rail, UPVC double glazed window, extractor fan, lighting.

### Garage:

16'6" x 8'2" (5.05 x 2.49)

Up and over door, power and lighting.

### Outside:

To the rear is a decked area, large lawned section, patio area to rear and a beautiful range of bushes and flowers. To the front is parking for multiple vehicles and lawned section.



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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.

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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



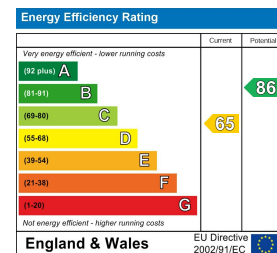
## Floor Plan



## 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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