



## 10 Archers Hall Place

Lydney GL15 5FE

Offers Around £295,000



Dean Estate Agents are pleased to present this Modern, Well Presented and Spacious Three Bedroom Semi Detached Family Home with Off Road Parking for two vehicles and Enclosed Rear Gardens. This property is situated on a 'No-Through Road' in a convenient and sought after location close to Lydney Town. **\*\*VIEWING HIGHLY ADVISED!\*\***

The Town Centre of Lydney, gives easy access to local shops and supermarkets, doctors surgery's, public houses and restaurants, leisure centre with swimming pool, gym etc, train station and local bus routes, Church's & Chapels, Primary Schools & Senior School. Easy access to Chepstow, Bristol, Gloucester, M5 & M4. Being situated in the Forest of Dean, Gloucestershire, there are many Woodland Walks, Woodland Cycle Tracks, River Walks & Lovely Countryside and much more.



Storm Porch;

to

Entrance Hall;

stairs off, radiator, store cupboard.

Lounge;

15'10" x 10'9" (4.85m x 3.30m)

Windows to front, radiator, power points.

Kitchen/Dining Room;

18'1" x 11'5" (5.53m x 3.48m)

Kitchen area fitted with an extensive range of quality base and eye level units incorporating Smeg double oven, hob and hood, integrated dishwasher and fridge/freezer, store cupboard, tiled floor, window to rear, double bowl sink unit, open plan to dining area with French doors to rear, access to

Laundry Cupboard;

2'9" x 2'9" (0.86m x 0.84m)

Cloakroom;

5'8" x 2'11" (1.75m x 0.89m)

With WC, wash hand basin, tiled floor, radiator, window to front.

Stairs to first floor landing;

Store cupboard.

Bedroom One;

11'5" x 11'3" (3.48m x 3.43m)

Window to front, radiator, power points, built-in wardrobes.

En-Suite;

7'4" x 4'0" (2.26m x 1.24m)

Shower cubicle, wash hand basin, WC, stainless steel towel rail.

Bedroom Two;

11'8" x 9'3" (3.58m x 2.82m)

Window to rear, radiator, power points.

Bedroom Three;

8'7" x 8'6" (2.64m x 2.61m)

Window to rear, radiator, power points.

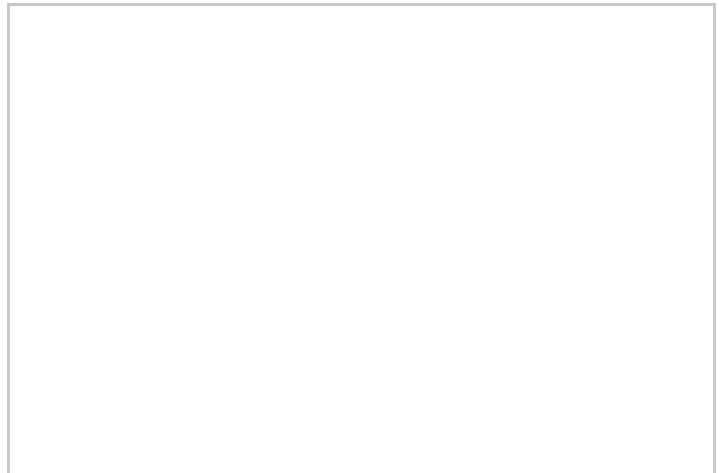
Bathroom;

6'7" x 5'6" (2.03m x 1.70m)

Modern three piece suite, shower over bath, tiled floor, window to front.

Outside;

To the front off road parking for two vehicles, access to rear enclosed lawned garden with patio close boarded fence.



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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



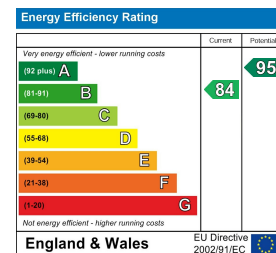
## Floor Plan



## 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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