



## 75 Woodland Rise

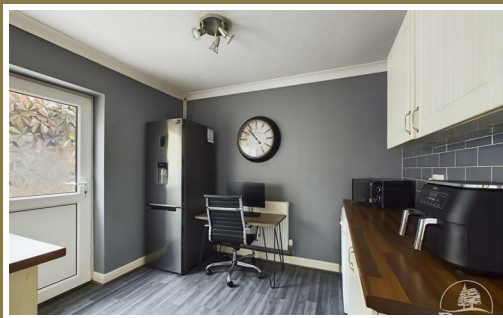
Lydney GL15 5LN

£225,000



**\*\*NO ONWARD CHAIN\*\*** Dean Estate Agents are excited to present this modern two-bedroom semi-detached house situated close to all of Lydney's amenities. The property offers: Two Bedrooms, Kitchen/Dining Room, Lounge, Family Bathroom, Tiered Rear Garden, Garage & Off Road Parking. **\*\*VIRTUAL TOUR AVAILABLE\*\***

The town of Lydney is a fantastic commuter town with easy access to the main roads leading to Gloucester/Cheltenham and Bristol. The town has many amenities to include supermarkets, shops, cafes, public houses and parks, the Forest of Dean with many woodland walks and attractions right on your doorstep.



#### Entrance Hallway

8'4" x 3'8" (2.55 x 1.12)

A welcoming entrance hall with door leading to Lounge and stairs to first floor landing.

#### Lounge

11'7" x 11'5" (3.55 x 3.48)

A well presented light and airy room, window to front aspect, laminate flooring, understairs storage cupboard, radiator, power points, ceiling light. Door to: Kitchen/Dining Room.

#### Kitchen/Dining Room

9'11" x 14'9" (3.04 x 4.51)

A spacious kitchen/dining room with a range of wall, base and drawer units, dark wood worktops, tiled splashbacks, one and a half bowl stainless steel sink, space for free standing cooker & hob and under counter washing machine, laminate flooring, power points, ceiling light, radiator, window & door to rear aspect.

#### Stairs to First Floor Landing

2'11" x 6'0" (0.90 x 1.83)

#### Bedroom One

11'7" x 11'6" (3.55 x 3.51)

Window to front aspect, carpet flooring, radiator, power points, airing cupboard with boiler.

#### Bedroom Two

9'11" x 8'9" (3.03 x 2.69)

Window to rear aspect, carpet flooring, radiator, power points, ceiling light.

#### Bathroom

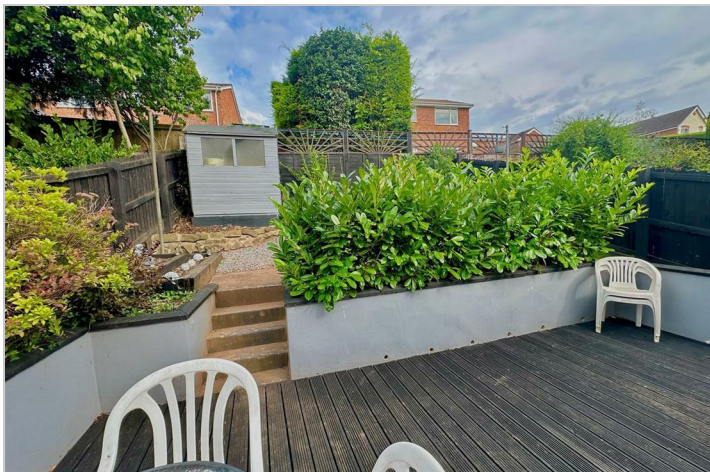
6'6" x 5'8" (1.99 x 1.73)

Window to rear aspect, bath with over head shower, tiled splashbacks, wash hand basin, W.C, radiator, ceiling light and extractor fan.

#### Outside

To the rear - An enclosed tiered garden, the lower level is laid to patio, the first tier is laid with decking, the top tier is laid to lawn.

To the front - A single garage with power & lighting and a driveway for two vehicles.



## Road Map



## Hybrid Map



## Terrain Map



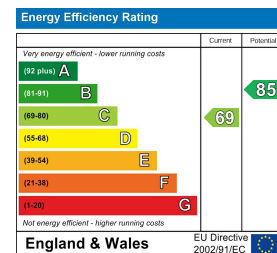
## Floor Plan



## 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



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