



## 12 Kingfisher Drive

Lydney, GL15 5FX

£310,000



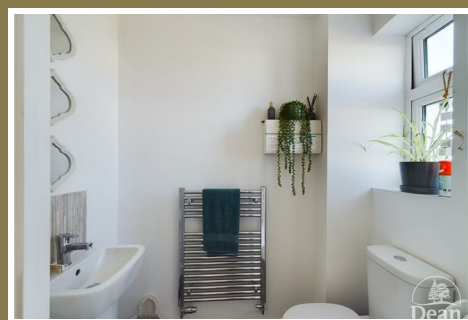
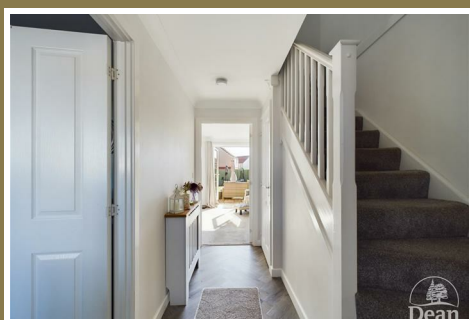


Dean Estate Agents offer for sale this well presented Four Bedroom Semi-Detached Town House located on a popular development in Lydney.

The property accommodation comprises of, on the ground floor: Kitchen/Dining Room, Living Room & W.C. On the first floor: Two double bedrooms, one single bedroom/study & family bathroom. On the second floor: A very spacious bedroom with en-suite.

The property also offers off road parking & garage and an enclosed south facing rear garden.

**\*\*VIEWING HIGHLY ADVISED\*\***



#### Entrance Hallway;

15'1" x 3'6" (4.62m x 1.09m)

A light and airy entrance hall with access to downstairs W.C, kitchen, and door through to Living Room. Radiator, understairs storage and power points.

#### Kitchen/Dining Room;

15'3" x 9'7" (4.65m x 2.93m)

A range of wall, base, and drawer units with plenty of worktop surfaces, integrated four-ring gas hob & electric oven with overhead extractor fan, space & plumbing for washing machine and dishwasher, window to front aspect, ceiling lights, radiator, and power points.

#### Living Room;

10'2" x 16'6" (3.11m x 5.03m)

A light & airy room, window and patio doors leading out to rear garden, ceiling light, radiator, and power points.

#### W.C.;

5'7" x 3'2" (1.71m x 0.98m)

Window to front aspect, wash hand basin, W.C, vertical wall mounted radiator, fuse board.

#### Stairs to First Floor Landing;

#### Bedroom Four/Study;

10'2" x 6'7" (3.10m x 2.01m)

Window to rear aspect, ceiling light, radiator, and power points.

#### Bedroom Two;

13'6" x 9'7" (4.12m x 2.93m)

Window to rear aspect, ceiling light, radiator, and power points.

#### Bedroom Three;

12'0" x 9'7" (3.67m x 2.94m)

Window to front aspect, ceiling light, radiator, and power points.

#### Bathroom;

5'6" x 6'7" (1.69m x 2.03m)

Window to front aspect, bath, wash hand basin, W.C, tiled splashbacks, extractor fan, radiator.

#### Stairs to Second Floor;

#### Bedroom One;

21'8" x 13'1" (6.62m x 3.99m)

A very spacious bedroom, windows to front & rear aspect, ceiling light, loft hatch, radiators, and power points.

#### En-Suite;

6'1" x 8'1" (1.86m x 2.47m)

Shower cubicle, wash hand basin, W.C, vertical wall mounted radiator, tiled splashbacks, extractor fan, velux window to rear aspect.

#### Outside;

An enclosed south facing rear garden, the garden is laid to lawn and patio, outside tap and gated side access. An outside plug socket is also available.

A single garage due to have power & lighting installed and off-road parking for 2 vehicles.



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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.

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



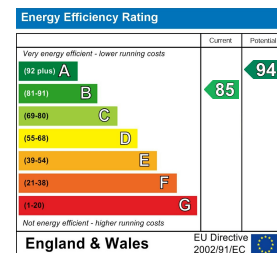
## Floor Plan



## 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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