



80 Lakeside Avenue

Lydney, GL15 5QA

£260,000



Dean Estate Agents are pleased to present this Two Bedroom Detached Bungalow situated on a corner plot and a no through road in Lydney offered with ****No Onward Chain!****

This property is situated in a convenient and sought after location close to Lydney Town. 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.



Entrance Hallway;

5'8" x 12'11" (1.75m x 3.94m)

A spacious hallway with doors leading to all rooms throughout. Ceiling light, radiator, loft hatch, storage cupboard, power point.

Living Room;

15'1" x 11'0" (4.62m x 3.37m)

Window to front aspect, radiator, power points, T.V point, ceiling light.

Kitchen;

10'7" x 9'5" (3.25m x 2.89m)

Window to side aspect, ceiling light, power points. Leading through to Dining Area.

Dining Area/Sun Room;

8'2" x 14'10" (2.49m x 4.54m)

Patio doors leading out to rear garden, ceiling light, radiator, power points, storage cupboard.

Bedroom One;

10'9" x 10'10" (3.28m x 3.31m)

Window to side aspect, ceiling light, radiator, power points,

Bedroom Two;

12'0" x 9'3" (3.67m x 2.82m)

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

Bathroom;

5'4" x 4'10" (1.65m x 1.48m)

Bath with overhead shower, tiled splashbacks, W.C, wash hand basin, x 2 windows to side aspect, ceiling light, radiator.

Outside;

A very private, sunny and enclosed rear & side garden, mostly laid to lawn, patio area, side door access to garage.

To the front: Ample off road parking/drive way, single garage.



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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.

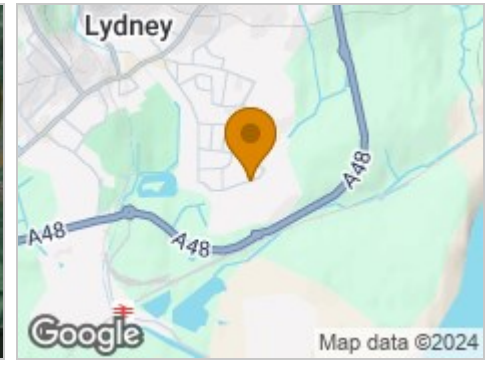
Road Map



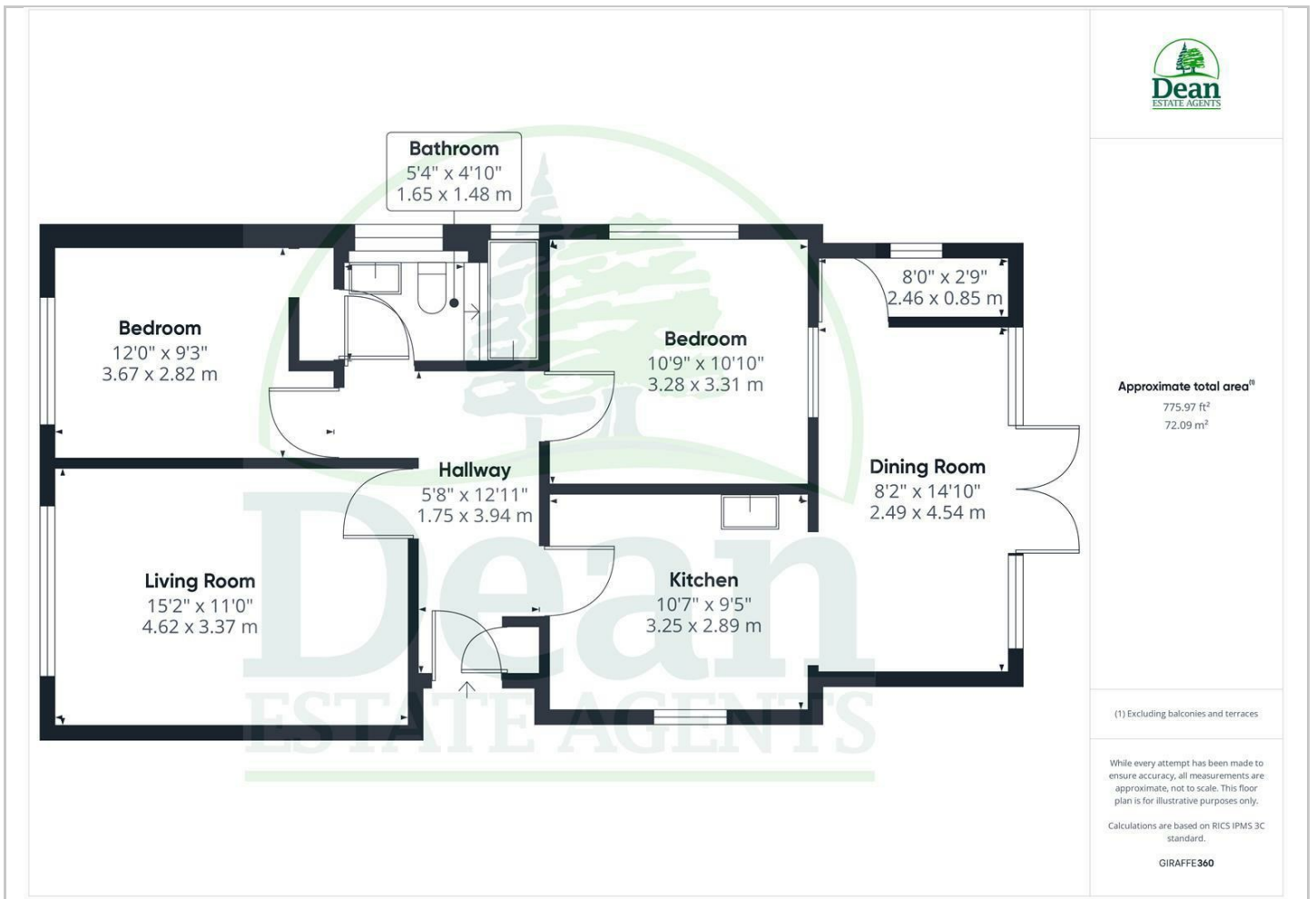
Hybrid Map



Terrain Map



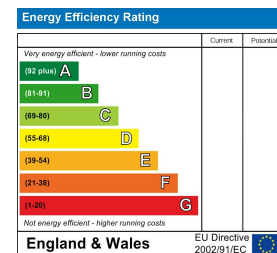
Floor Plan



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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