



43 Highfield Road

Lydney, GL15 5ND

£410,000



Dean Estate Agents are pleased to present this spacious 3 bedroom, detached family home which benefits from a drive way, spacious front and rear garden and garage. The accommodation comprises of an entrance hallway, lounge, kitchen-diner with double patio doors to the rear garden, three bedrooms and bathroom.

The property is situated in Lydney offering local schools, convenience shops and public houses with a further range of amenities in the nearby town of Chepstow. The location also benefits from great transport links including a reliable bus route and railway links with the A48, M48 and M4 motorway networks bringing Newport, Cardiff, Chepstow, Bristol and Gloucester within easy commuting distance. MUST BE VIEWED!



Entrance Hallway:

Heating thermostat, the mains telephone line, under stairs Cupboard with the boiler in (Worcester combi), switchboard and meter boards.

Lounge:

14'6" max to recess x 11'10" max to recess (4.42m max to recess x 3.63m max to recess)

Large front aspect bay UPVC window with shutters, an electric fire place, Tv point, a double panelled radiator, four plug sockets, lighting.

Kitchen/Dining Room:

19'7" max to recess x 14'9" max to recess (5.99m max to recess x 4.50m max to recess)

A larger double panelled radiator, Front aspect window with shutters and tv point, separated kitchen with tiled floor, an integrated oven with 4 burner gas hob and extractor fan, UPVC bi-fold doors with shutters, an integrated dishwasher, a large sink with drainer and mixer tap, door to the downstairs cloakroom.

Cloakroom:

3'11" x 5'10" (1.20m x 1.78m)

UPVC double glazed opaque window to side elevation. Close coupled WC and wash hand basin. Heated towel radiator.

First Floor Landing:

A double panelled radiator, large UPVC window with shutters, access to loft, open height stairs.

Bedroom One:

12'0" max to recess x 12'0" max to recess (3.66m max to recess x 3.66m max to recess)

Double front aspect window with shutters, TV and WIFI points, three double plug sockets, a double panelled radiator, a large fitted cupboard/wardrobe.

Bedroom Two:

11'3" x 8'5" max to recess (3.45m x 2.57m max to recess)

Rear aspect UPVC window with shutters, built in wardrobe, a single panelled radiator and two double plug socket.

Bedroom Three:

8'0" x 10'9" max to recess (2.46m x 3.30m max to recess)

Large rear aspect window with shutters, a single panelled radiator and two double plug sockets.

Bathroom:

6'5" x 7'4" (1.97m x 2.25m)

Over bath rainfall shower, P shaped bath, wash hand basin and a W.C, a large front aspect frosted window with shutters and a single panelled radiator, fitted fan in the ceiling.

Outside:

As you approach the property you are met with double metal gates leading to a Large driveway for multiple cars with access to the rear garden

through another gate. There is a garage and a covered porch area to front door with outdoor lighting. There is also a grassed area surrounded by the boundary hedges.

The rear garden consists of a decking area benefits from fitted lights which lead to the patio area which has access with the garage and garden shed, which is conveniently fitted with electric and a double socket. Side gate to front driveway. Outside tap to right side of the back ok the property.

Steps leading to a tiered grassed area with the lower area including a washing line.

Garage:

Up and over garage door, no electric or lighting.



Consumer Notes: Dean Estate Agents Ltd have prepared the information within this website/brochure with care and co-operation from the seller. It is intended to be indicative rather than definitive, without a guarantee of accuracy. Before you act upon any information provided, we request that you satisfy yourself about the completeness, accuracy, reliability, suitability or availability with respect to the website or the information, products, services, or related graphics contained on the website for any purpose.

These details do not constitute any part of any Offer, Contract or Tenancy Agreement.

Photographs used for advertising purposes may not necessarily be the most recent photographs, although every effort is made to update photographs at the earliest opportunity. Any reliance you place on such information is therefore strictly at your own risk. All photographic images are under the ownership of Dean Estate Agents Ltd and therefore Dean Estate Agents retain the copyright. You must obtain permission from the owner of the images to reproduce them.

Tenanted Properties – 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.

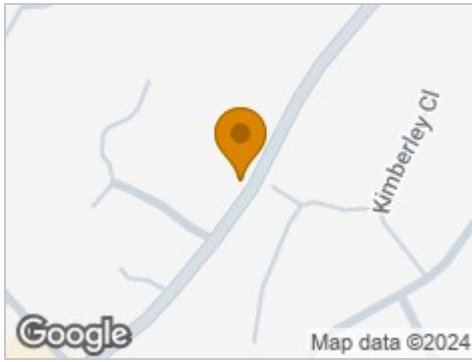
Energy Performance Certificates are supplied to us via a third party and we do not accept responsibility for the content within such reports.

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.

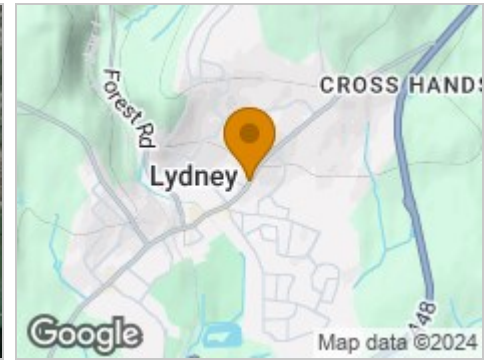
Road Map



Hybrid Map



Terrain Map



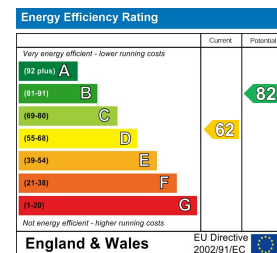
Floor Plan



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



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.