



## 8 Clanna Lane

Alvington, Lydney, GL15 6BD

£250,000





Nestled in the tranquil village of Alvington, this wonderful three-bedroom semi-detached house presents an excellent opportunity for those seeking a peaceful retreat with convenient access to local amenities. The property boasts a well-proportioned reception room, perfect for family gatherings or entertaining guests.

With three comfortable bedrooms, this home is ideal for families or those looking for extra space. One of the standout features of this property is the enclosed rear garden, providing a private outdoor space for relaxation, gardening, or play.

Situated in a quiet village location, this residence offers a serene lifestyle while still being well-connected for commuting. The absence of onward chain ensures a smooth transition for prospective buyers, making this property an attractive option for those eager to settle in without delay.

Whether you are a first-time buyer, a growing family, or looking to downsize, this semi-detached house on Clanna Lane is a delightful find that combines comfort, convenience, and charm. Do not miss the chance to make this lovely home your own.



#### Entrance Hallway;

5'3" x 6'5" (1.62m x 1.96m)

A bright & airy hallway, doors leading to: Living Room, Kitchen, Bathroom. Stairs to First Floor Landing.

#### Living Room;

15'2" x 10'4" (4.63m x 3.17m)

Benefitting from dual aspect windows allowing plenty of light to flow through, ceiling lighting, radiator, power points.

#### Kitchen;

9'3" x 9'8" (2.83m x 2.95m)

A range of wall, base & drawer units, understairs pantry, space for a free-standing cooker, stainless steel sink & drainer, ceiling lighting, power points, window & door to rear garden.

#### Bathroom;

5'6" x 6'0" (1.69m x 1.84m)

Bath with overhead shower, W.C, wash hand basin, ceiling lighting and radiator.

#### Landing;

7'5" x 5'10" (2.27m x 1.79m)

Doors leading to all bedrooms. Loft hatch access.

#### Bedroom One;

15'2" x 7'10" (4.64m x 2.39m)

A spacious room with dual aspect windows, built-in wardrobes & storage cupboards, feature fireplace, ceiling lighting, radiator, power points.

#### Bedroom Two;

7'4" x 10'5" (2.24m x 3.20m)

Window to front aspect, built-in storage, feature fireplace, ceiling lighting, radiator, power points.

#### W.C

Accessed from bedroom one & bedroom two - W.C, wash hand basin.

#### Bedroom Three;

7'5" x 7'4" (2.28m x 2.26m)

Window to rear aspect, ceiling lighting, feature fireplace, radiator, power points.

#### Outside;

To the front aspect - mostly laid to lawn with footpath leading to front door. The current vendors own the grass verge/bank in line with the property, giving it the potential to create a driveway for off road parking.

To the rear an enclosed rear garden laid to lawn, with a large vegetable patch perfect for gardeners. This is certainly a garden to enjoy on those warm summer days!



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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

**Floor 0**

**Floor 1**

**Approximate total area<sup>®</sup>**

653.48 ft<sup>2</sup>  
60.71 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

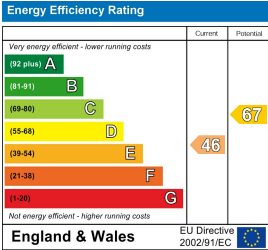
Calculations are based on RICS IPMS 3C standard.

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Viewing

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Energy Efficiency Graph



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