



## 16 Willow Heights

Lydney, GL15 5LR

£265,000



Nestled in the charming area of Willow Heights, Lydney, this delightful three-bedroom semi-detached house offers a perfect blend of modern living and serene surroundings. Upon entering, you are welcomed into a spacious reception room, ideal for both relaxation and entertaining guests. The heart of the home is undoubtedly the modern kitchen, which boasts contemporary fittings and ample space for culinary creativity.

The property features three well-proportioned bedrooms, providing comfortable accommodation for families or those seeking extra space for guests or a home office. The bathroom is thoughtfully designed, ensuring convenience and comfort for all residents.

Outside, the beautifully landscaped gardens present a tranquil retreat, perfect for enjoying sunny afternoons or hosting gatherings with friends and family. Additionally, the property includes a garage, and parking for several vehicles.

Situated in a lovely location, while still being conveniently close to local amenities and transport links. Don't miss the chance to make this charming property your new home.



Approach via front door into:

#### Lounge;

UPVC double glazed window, UPVC double glazed front door, TV point, double panelled radiator, power and lighting.

#### Dining Room;

UPVC double glazed sliding door to the garden, double panelled radiator, power and lighting.

#### Kitchen;

A newly fitted modern kitchen with a range of base, wall and drawer units, integrated fridge, integrated freezer, Bosch oven, plumbing for washing machine, Cooke & Lewis four ring gas hob, Cooke & Lewis extractor hood, stainless steel sink drainer unit, double panelled radiator, UPVC double glazed window and door to the garden.

#### First Floor Landing;

Access to all bedrooms and the bathroom, loft access, storage cupboard housing Worcester boiler, power and lighting.

#### Bedroom One;

UPVC double glazed window, single panelled radiator, power and lighting

#### Bedroom Two;

UPVC double glazed window, single panelled radiator, power and lighting

#### Bedroom Three;

UPVC double glazed window, double panelled radiator, power and lighting.

#### Bathroom;

White panelled bath with shower over, pedestal sink unit, W.C, heated towel rail, tiled flooring, UPVC double glazed window, lighting.

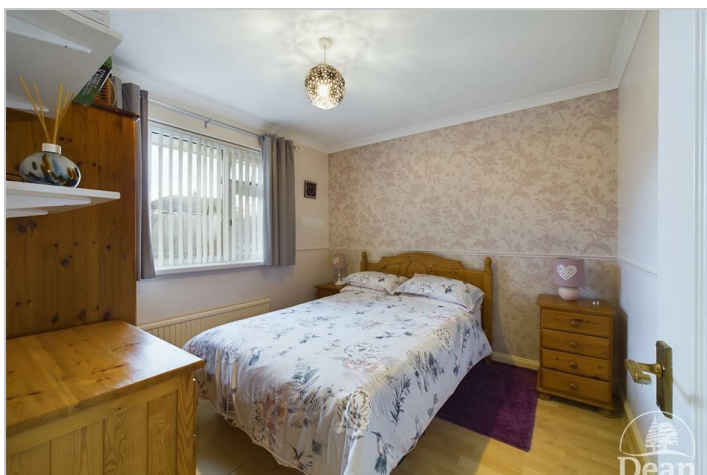
#### Outside;

To the front of the property is parking for multiple vehicles.

To the rear is a beautifully landscaped tiered garden including patio area, lawned section, a range of trees and outside tap.

#### Garage;

Up and over door, power and 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 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.

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

**Floor 0**

**Floor 1**

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

827.41 ft<sup>2</sup>  
76.87 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.

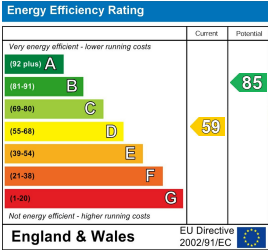
Calculations are based on RICS IPMS 3C standard.

**GIRAFFE360**

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