



6 Ridler Road

Lydney, GL15 5BJ

£180,000



PUBLIC NOTICE

DEAN ESTATE AGENTS are now in receipt of an offer for the sum of £170,000 for 6 Ridler Road, Lydney. Anyone wishing to place an offer on this property should contact Dean Estate Agents, Lydney on 01594 368202 before exchange of contracts.

****NO ONWARD CHAIN**** Dean Estate Agents offers For Sale this property situated on Ridler Road in Lydney. It is a three-bedroom semi-detached house which presents an opportunity for a family to make it their own. Features include an enclosed rear garden and off-road parking.



Entrance Hallway:

11'8" x 6'9" (3.58m x 2.08m)

Door leading to kitchen and staircase to first floor landing.

Kitchen:

8'11" x 12'3" (2.72m x 3.74m)

Window to rear aspect, leading through to the dining room & lounge. Door to side porch.

Dining Room:

8'9" x 9'4" (2.67m x 2.87m)

Window & door to rear garden, radiator & power points.

Lounge:

11'7" x 14'10" (3.55m x 4.53m)

Large UPVC double glazed window to front aspect, radiator, power points.

Side Porch:

13'4" x 2'9" (4.08m x 0.86m)

W.C & storage/workshop.

Bedroom One:

11'7" x 11'10" (3.54m x 3.61m)

Window to front aspect, radiator, power points, storage cupboard.

Bedroom Two:

8'10" x 11'10" (2.70m x 3.63m)

Window to rear aspect, radiator, power points, storage cupboards.

Bedroom Three:

8'7" x 9'10" (2.64m x 3.02m)

Window to front aspect, radiator, power points.

Bathroom:

5'6" x 7'10" (1.69m x 2.41m)

Window to rear aspect.

Outside:

Enclosed rear garden, laid to lawn & decking, side access to workshop/storeroom.

To the front – off road parking/driveway for 2-3 vehicles.



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. Confirmation of the title, boundary plan, sellers situation must be confirmed with you before any expense is incurred.

If there are any changes to the fixtures, fittings and relevant aspects of the property since the commencement of marketing, we have asked the vendor to notify us immediately. Please also confirm to your satisfaction the services connected to the property and any planning consents. 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. 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 Ltd 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 the property before making any decisions to purchase or rent the property and before committing to any costs. An offer to purchase any property will be considered after a physical viewing has taken place.

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.

Leasehold Property: 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

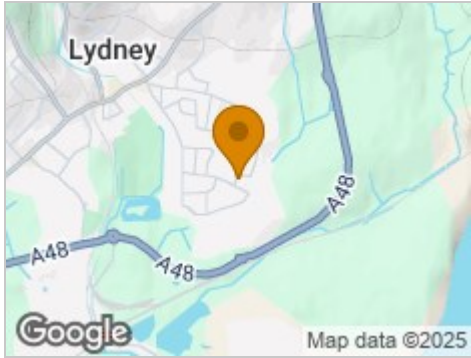
Road Map



Hybrid Map



Terrain Map



Floor Plan

Floor 0

Floor 1

Approximate total area¹

1012.23 ft²

94.04 m²

(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.

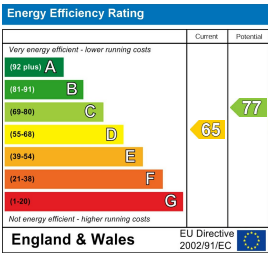
Calculations are based on RICS IPMS 3C standard.

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Viewing

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.

