



33 Garlands Road Alvington, Lydney, GL15 6BB

£245,000



With 'No Onward Chain' DEAN ESTATE AGENTS offer this unique two bedroom semi detached property. There is double glazing, a modern kitchen, spacious lounge, separate dining room and reception room, two double bedrooms to the first floor and a contemporary bathroom. Fully enclosed rear gardens, parking for several vehicles and a no through road location. Must be viewed.

Note - the owners have also installed solar panels and new dimplex smart heaters.



Entrance;

Approached via a UPVC double glazed door to the entrance hall.

Entrance Hall;

9'0" x 6'5" (2.76m x 1.96m)

With stairs to the first floor, night storage heater, smoke alarm.

Lounge;

19'4" x 9'4" (5.90m x 2.87m)

Dual aspect with UPVC double glazed windows, night storage heater, coved ceiling.

Dining Room;

12'0" x 9'6" (3.68m x 2.90m)

With radiator and coved ceiling, laminate flooring, doors to kitchen, bedroom three and entrance hall.

Reception Room;

12'11" x 9'0" (3.95m x 2.76m)

A ground floor room with UPVC double glazed window.

Kitchen;

14'2" x 7'2" (4.32m x 2.20m)

A modern shaker style fitted kitchen comprising of base units, drawers, wall cupboards, Hotpoint electric hob with Bosch e m tractor hood over and Hotpoint electric cooker beneath. Metro tiled splash backs, UPVC double glazed door and window to rear, coved ceiling.

Utility/Entrance Lobby;

UPVC double glazed door and window, coved ceiling, recess ceiling lights, plumbing for washing machine and electric wall heater.

Landing;

5'1" x 9'2" (1.55m x 2.81m)

Access to loft space, power point and side aspect UPVC double glazed window. Airing cupboard with hot water tank.

Bedroom One;

8'11" x 16'2" (2.73m x 4.93m)

Front aspect UPVC double glazed window, electric wall heater.

Bedroom Two;

10'2" x 10'2" (3.12m x 3.10m)

Rear aspect large UPVC double glazed window, electric wall heater.

Bathroom;

5'5" x 9'1" (1.67m x 2.79m)

A contemporary suite comprising of a bath with shower, glass screen, floating effect vanity wash hand basin unit, WC, UPVC double glazed window.

Outside;

To the front of the house one will find gravelled gardens and parking.

The rear gardens host patio, lawns, wooden shed, wooden playhouse, outside tap and external power points. Wooden fenced boundaries.

Note:

Please check with the agent before you commit to any expense any concerns you have with any property purchase, any planning questions, building regulations etc.



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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



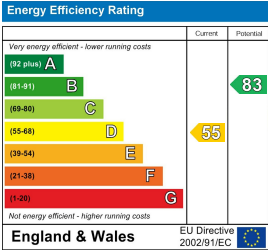
Floor Plan



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



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