



20 Ash Close

Lydney, GL15 5NE

£265,000



*** VIRTUAL TOUR AVAILABLE *** Dean Estate Agents are pleased to present this property with three double bedrooms, a spacious entrance lobby being currently used as an office with a built in desk, lounge, separate dining room, modern kitchen and bathroom with a pretty enclosed rear gardens.

There is an integral garage which is commonly converted by families to either provide a 4th bedroom or office/playroom.

The property is sold with no chain and we invite you to both view the virtual tour and then pop along in person to view.



The property is approached from the front aspect with UPVC double glazed door and outside light leading into the entrance lobby/office.

Entrance Lobby/Office:

10'7" x 6'5" (3.25m x 1.98m)

With a built-in desk unit, cupboards above, radiator, storage cupboard, coat hooks, door and window into the lounge.

Lounge:

10'11" x 13'8" (3.33m x 4.19m)

With coved ceiling, dado rail, radiator, door to staircase, shelving, archway to dining room and thermostat for central heating.

Dining Room:

9'6" x 7'10" (2.92m x 2.39m)

Rear aspect with sliding double glazed patio doors, coved ceiling, dado rail, radiator and corner cupboard.

Kitchen:

9'1" x 7'4" (2.77m x 2.26m)

Rear aspect with fitted base units, matching wall storage cupboards, worktop surfaces, sink unit, gas hob with extractor unit and light above, recess ceiling lights, UPVC double glazed window and door to the rear aspect, plumbing for washing machine, Hotpoint electric double oven, vinyl flooring, wall-in pantry cupboard.

Landing:

2'6" x 9'8" (0.77m x 2.96m)

Access to loft space, cupboard housing the gas boiler and slatted shelving.

Bedroom One:

9'7" x 11'9" (2.93m x 3.59m)

Front aspect with UPVC double glazed window, radiator and coved ceiling.

Bedroom Two:

9'7" x 9'6" (2.93m x 2.91m)

Rear aspect having a UPVC double glazed window and radiator.

Bedroom Three:

9'4" x 7'11" (2.87m x 2.43m)

Front aspect with UPVC double glazed window, TV aerial point and radiator.

Bathroom:

5'9" x 7'2" (1.77m x 2.20m)

A white suite comprising of a vanity wash hand basin unit incorporating the sink unit and cupboards beneath, WC, bath with mixer taps, thermostatic shower with rainfall shower head, grab rail, shower screen, tiled walling, radiator and heated towel rail, extractor fan.

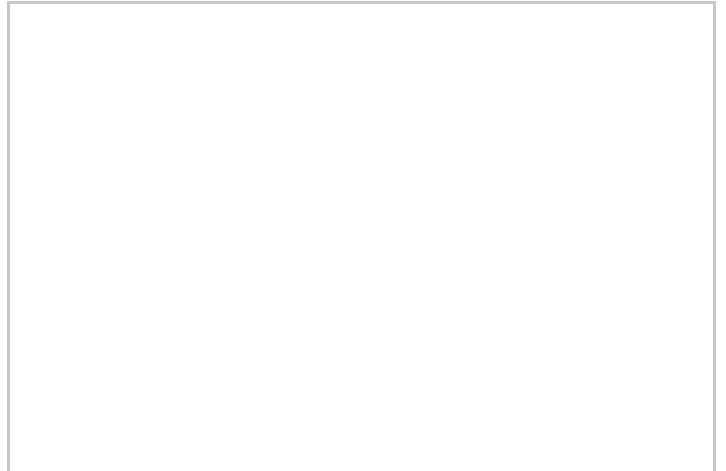
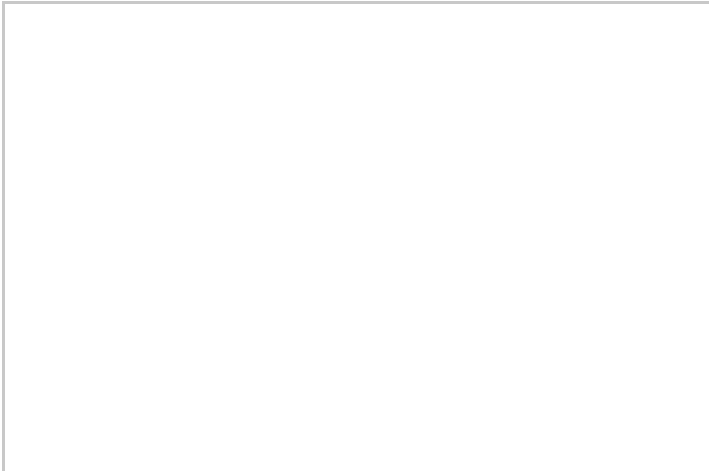
Outside:

To the front of the house one will find off road parking for several cars, shrubs and outside light.

Garage:

With metal up and over door, power and lighting.

To the rear there are enclosed gardens comprising of patio, gravelled areas, halogen light, steps up to the lawned area, shrubs and seasonal flowering borders. Side gate to the side public path leading to the front.



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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.

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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.

Road Map



Hybrid Map



Terrain Map



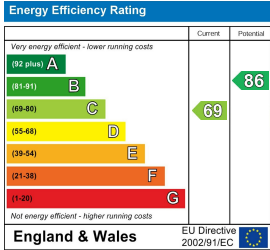
Floor Plan



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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