



7 Milling Crescent

Aylburton, Lydney, GL15 6DD

£255,000



Dean Estate Agents offer for sale this most spacious three bedroom semi-detached house with plenty of parking, large level gardens, modern kitchen, lounge/dining room, utility room, oil central heating, double glazed and offered for sale with no chain. The property is a very well presented, clean family home.



Entrance;

Approached via a UPVC double door to the entrance hall.

Entrance Hall;

3'1" x 7'9" (0.96m x 2.38m)

With doors to the lounge and kitchen, radiator, laminate flooring, thermostat for central heating system, understairs storage cupboard.

Kitchen;

13'10" x 9'0" (4.23m x 2.76m)

Front aspect with base units, wall cupboards, worktop surfaces, electric hob and extractor fan, electric double oven, sink unit, UPVC double glazed window, recess ceiling lights, laminate flooring, walk in utility cupboard with lighting, oil boiler.

Utility Room;

6'3" x 13'2" (1.92m x 4.03m)

With a rear access UPVC double glazed door, radiator, laminate flooring, plumbing for automatic washing machine, base units with drawers, wall cupboards, Upvc double glazed window. Door to kitchen.

Lounge;

Rear aspect UPVC double glazed doors to garden, wood burner and wooden surround, radiator.

Dining Room;

10'4" x 8'11" (3.17m x 2.73m)

UPVC double glazed window, radiator and power points.

Landing;

10'6" x 6'2" (3.22m x 1.88m)

With UPVC double glazed window to the front, radiator, power point, access to loft space and smoke alarm.

Bedroom One;

12'0" x 12'0" (3.66m x 3.68m)

Rear aspect with UPVC double glazed window providing g views to the river and beyond, radiator, built in wardrobe, airing cupboard with hot water tank.

Bedroom Two;

11'10" x 8'11" (3.63m x 2.74m)

Rear aspect with UPVC double glazed window providing views to the river and beyond, ceiling spotlights and built in wardrobe.

Bedroom Three;

8'7" x 9'0" (2.64m x 2.76m)

Side aspect UPVC double glazed window, radiator.

Shower Room;

6'4" x 5'10" (1.95m x 1.80m)

With shower cubicle hosting an electric shower and tiled walling, wash hand basin and WC, Upvc double glazed window and extractor fan. Fully tiled walling and heated towel rail.

Outside;

The front offers private off road parking for 2 cars, shrubs, outside light, gravelled garden.

The rear gardens are of a good size with a large decked area, lawns, two metal sheds, shrubs, gravelled area, outside lights and side path to

the front aspect.



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Road Map



Hybrid Map



Terrain Map



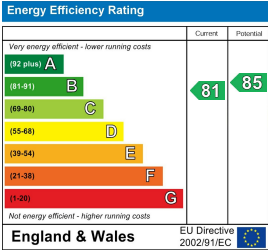
Floor Plan



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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