



51 Par Four Lane

Lydney, GL15 5GB

£205,000



Dean Estate Agents are pleased to present this Two Bedroom End of Terrace House situated on a popular development in Lydney offered with ****No Onward Chain.**** The property comprises:- Two Bedrooms (Master Bedroom with En-suite), Kitchen/Dining Room, Spacious Lounge, Ground Floor W.C, Family Bathroom, Enclosed Rear Garden & Allocated Parking.



Hallway;

9'6" x 3'5" (2.90m x 1.06m)

Radiator, power points, ceiling light. Door leading to W.C, Lounge, and stairs to first floor landing.

Downstairs W.C.;

4'6" x 3'0" (1.39m x 0.93m)

Window to front aspect, W.C, wash hand basin, ceiling light and radiator.

Lounge;

14'6" x 10'7" (4.43m x 3.25m)

Window to front aspect, understairs storage cupboard, radiator, power points, T.V point, ceiling light.

Kitchen/Dining Room;

8'6" x 13'10" (2.61m x 4.22m)

A range of wall, base and drawer units, worktop surfaces, integrated fridge/freezer, four ring electric hob, electric oven, boiler, power points, ceiling light, radiator, window to rear aspect and patio doors leading out to rear garden.

Bedroom One;

9'7" x 10'7" (2.94m x 3.24m)

Window to front aspect, radiator, power points, ceiling light.

En-Suite;

6'8" x 4'11" (2.04m x 1.52m)

Shower cubicle, W.C, wash hand basin, extractor fan, window to front aspect, radiator.

Bedroom Two;

6'11" x 14'0" (2.13m x 4.28m)

Window to rear aspect, radiator, power points, ceiling light.

Bathroom;

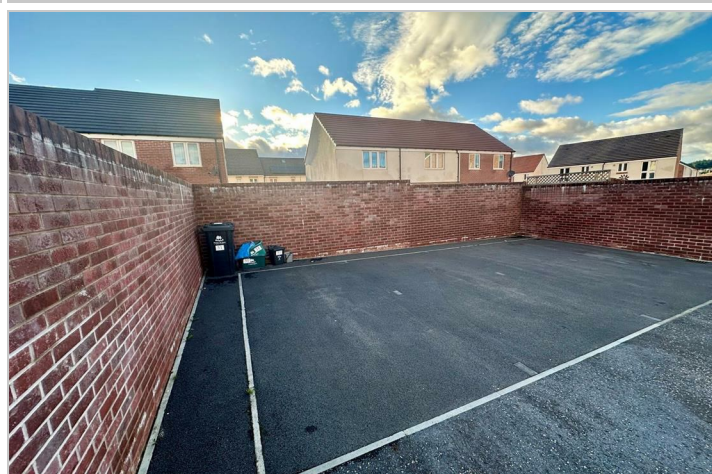
6'3" x 5'7" (1.92m x 1.71m)

Bath with shower over, glass shower screen, W.C, wash hand basin, extractor fan, window to rear aspect, radiator.

Outside;

Enclosed rear garden, laid to mostly laid to patio with a lawn area, and flower bed surround. Side & rear gate access.

To the rear, you will find the allocated and visitor parking.



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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.

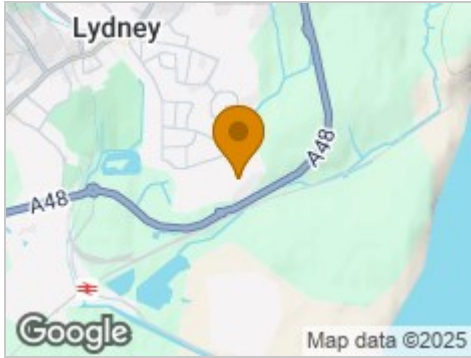
Road Map



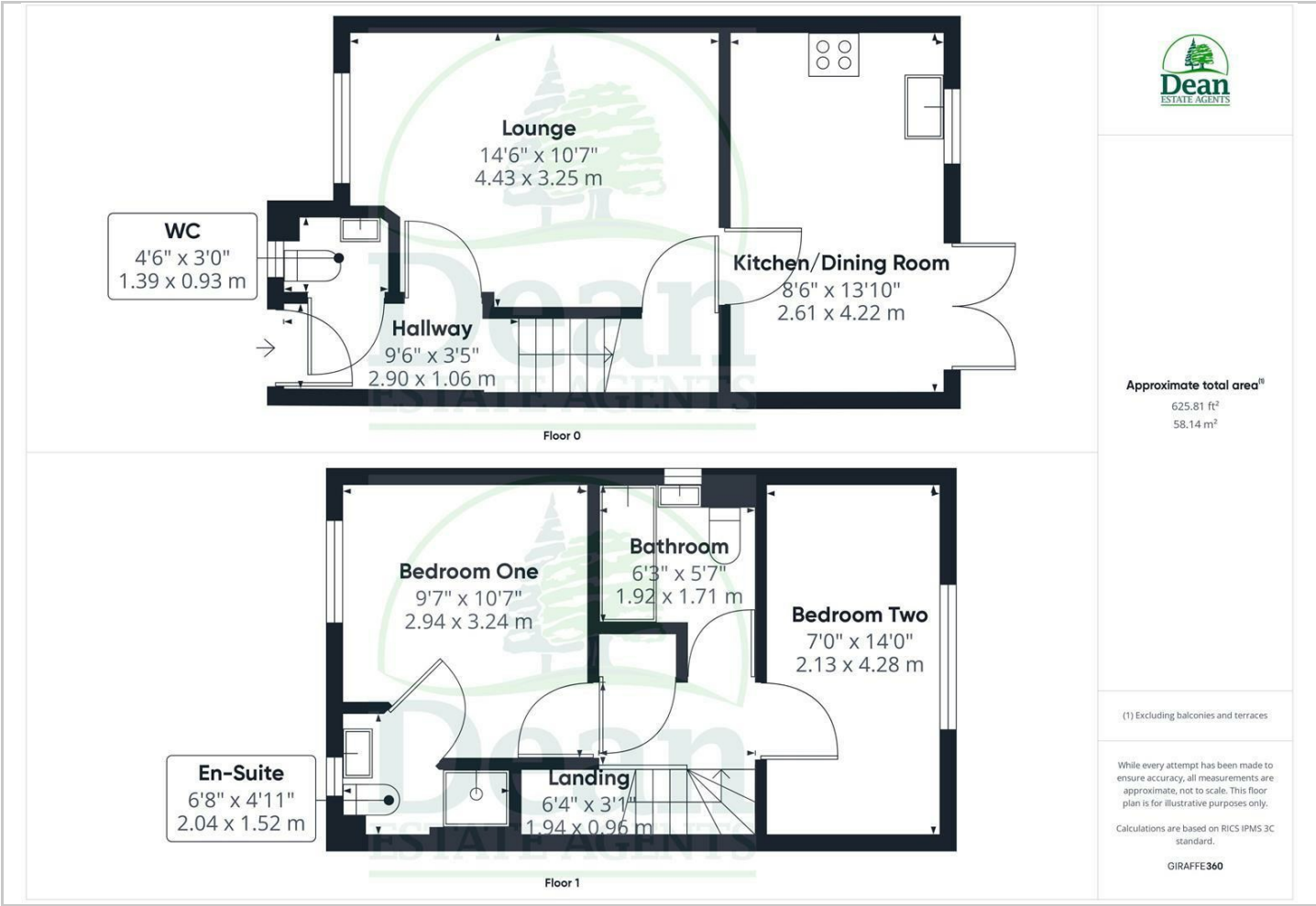
Hybrid Map



Terrain Map



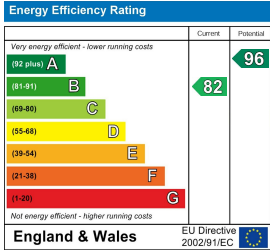
Floor Plan



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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