



21 Charnwood Court  
Lydney, GL15 5TB

£275,000



Dean Estate Agents are pleased to present this Three Bedroom Dormer Style Semi-Detached Bungalow situated on the outskirts of Lydney Town. The property benefits from Three Bedrooms, Master Bedroom with En-suite, Lounge/Diner, Kitchen, Bathroom, Car Port/Driveway and Enclosed Rear Garden.



### Entrance Hallway;

A spacious entrance hall, radiator, power points. Doors leading to: Bedroom 3, Bedroom 2, Bathroom & Lounge/Diner.

### Bathroom;

8'6" x 4'11" (2.61m x 1.50m)

Airing cupboard with plumbing for washing machine, bath with overhead shower, w.c, wash hand basin, window to side aspect, extractor fan.

### Bedroom Three;

8'3" x 8'9" (2.54m x 2.67m)

carpet flooring, window to rear aspect, radiator, power points.

### Bedroom Two;

8'11" x 10'10" (2.74m x 3.32m)

carpet flooring, window to rear aspect, radiator, power points.

### Kitchen;

9'0" x 8'4" (2.76m x 2.56m)

A range of wall, base and drawer units, range cooker with extractor hood over, tiled splashbacks, one and a half stainless steel basin and drainer, space for fridge/freezer, ceiling light, window to front aspect, door leading out to side aspect/driveway.

### Spacious Lounge/Diner;

18'9" x 11'4" (5.72m x 3.47m)

Light & airy room, wood effect flooring, TV point, power points, window to front aspect.

### Stairs leading to first floor;

2'7" x 3'5" (0.80m x 1.06m)

### Bedroom One;

21'3" x 12'10" (6.50m x 3.92m)

Window to rear aspect, velux window to front aspect, carpet flooring, a very spacious room benefitting from built-in wardrobes and en-suite.

### En-Suite;

11'8" x 5'11" (3.58m x 1.81m)

Shower cubicle, w.c, wash hand basin, velux window to front aspect, vertical wall mounted radiator, spotlights, extractor fan, storage cupboard.

### Outside;

Enclosed, private rear garden, laid to lawn with a decking area perfect for a hot tub/seating area. Benefiting from a car port, and driveway for 2 vehicles.



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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.

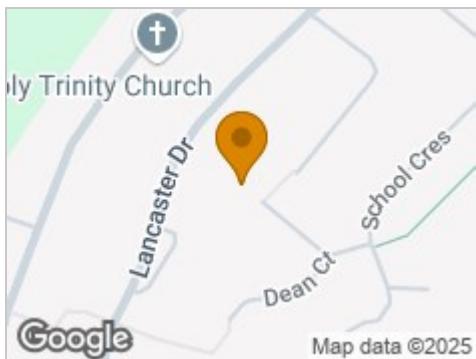
PRC Certificates – Some ex-local authority properties have been repaired in recent years using the PRC Scheme wherein a certificate has been produced by a qualified property engineer. This certificate does not imply the suitability for a mortgage approval and you must satisfy yourself of the work carried 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.

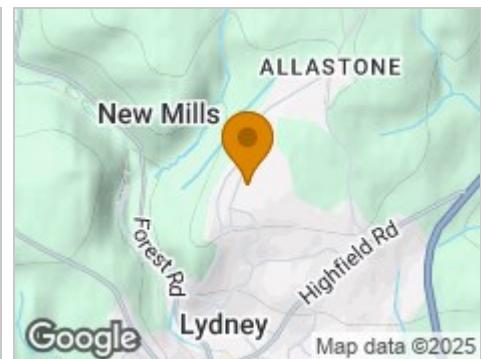
## Road Map



## Hybrid Map



## Terrain Map



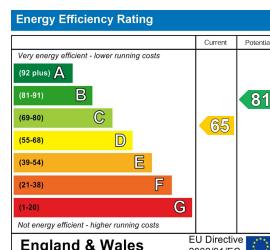
## Floor Plan



## 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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