



## 25 Grove Road

Lydney, GL15 5JE

£425,000





\*\*\* VIRTUAL TOUR AVAILABLE \*\*\* Dean Estate Agents are pleased to present this detached property situated in Lydney for sale.

This property offers a large lounge with a feature fireplace, a separate dining room, storage filled kitchen and utility room, three sizable bedrooms, a family bathroom and separate W.C to the first floor.

To the front of the property is off road parking for two vehicles and a laid to lawn section. There is a gated pathway leading to the rear garden which holds outbuildings and far reaching views. Upon entering the rear garden you are met with a large patio area perfect for outdoor furniture with raised flower beds and steps leading to the vast laid to lawn section with mature shrubs and bushes and far reaching views of the river.

Situated a short distance from Lydney town centre you have many local amenities on your doorstep to include supermarkets, independent shops and cafes, doctor and dental surgeries, Lydney train station and forestry walks.



Approached via a Double Glazed Door:

Entrance Hallway:

9'9" x 10'8" (2.99m x 3.26m)

Large wooden front door, UPVC windows to front aspect, stairs to the first floor landing, electric radiator, door to the kitchen, power and lighting, door to under the stair storage.

Kitchen:

9'9" x 13'3" (2.98m x 4.06m)

A modern kitchen with base and wall units, tiled splash back, space for a double oven, extractor hood, power and spotlights, UPVC window to the rear aspect, ceiling windows, double sink with drainer unit, fire alarm, space for a fridge, electric radiator.

Utility Room:

6'6" x 6'2" (1.99m x 1.90m)

UPVC window to front aspect, UPVC door to rear aspect, door to the kitchen, space and plumbing for a washing machine and dryer, space for a fridge freezer, power and lighting, electric heater. Wall storage, cupboard housing the consumer unit and storage.

Lounge:

12'10" x 14'8" (3.92m x 4.48m)

UPVC windows to front and side access, log burner with stone boarder, electric heaters, power and lighting, BT point, TV point, glass door to dining room.

Dining Room:

12'4" x 13'4" (3.78m x 4.07m)

Frosted glass panelled windows and door to the lounge, UPVC window to rear aspect, UPVC door the the rear, electric radiator, power and spotlights, wooden flooring.

First Floor Landing:

3'6" x 9'5" (1.07m x 2.88m)

Doors to the bedrooms, bathroom and W.C, loft access, built-in floor to ceiling storage, stairs, fire alarm.

Bedroom One:

12'10" x 9'9" (3.93m x 2.99m)

UPVC window to front and side aspect, wooden floors, power and lighting, electric radiator.

Bedroom Two:

12'4" x 9'9" (3.76m x 2.98m)

UPVC windows to back and side aspect, wooden flooring, power and lighting, electric radiator,

Bedroom Three:

9'11" x 7'5" (3.03m x 2.28m)

UPVC window to front aspect, power and lighting, wooden floors, electric radiator.

Bathroom:

6'0" x 5'7" (1.83m x 1.72m)

Bathtub with shower over head, heated towel rail, wash hand basin, UPVC window to rear aspect, tiles wall, wall mounted storage and mirror, shaving point, extractor fan.

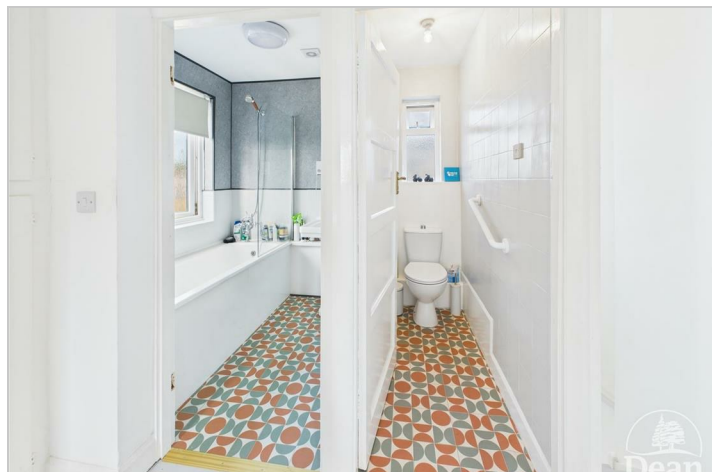
Separate W/C:

5'8" x 2'7" (1.73m x 0.79m)

W.C, lighting, window to side access, tiles walls, hand rails.

Rear garden:

Large patio area accessible from the dining room out to far reaching views stretching over the River Severn. Steps leading to the large laid to lawn section which is South-West facing. An outbuilding, side access to the front driveway, outdoor lighting, outdoor power point, raised flower beds.



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These details do not constitute any part of any Offer, Contract or Tenancy Agreement.

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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.

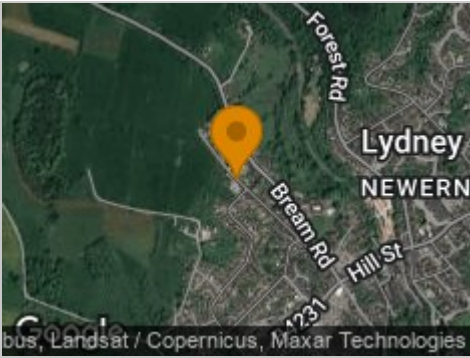
You may also incur fees for items such as leasehold packs and, in addition, you will also need to check the remaining length of any lease before you complete a mortgage application form. Please ask a member of our team for any help required before committing to purchase a property and incurring expense.



Road Map



Hybrid Map



Terrain Map



Floor Plan

**Floor 0**

**Floor 1**

**Approximate total area<sup>(1)</sup>**

1063 ft<sup>2</sup>  
98.8 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

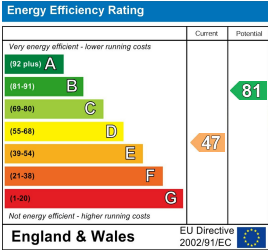
Calculations are based on RICS IPMS 3C standard.

**GIRAFFE360**

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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