



## The Old Post Office Clanna Road

Alvington, Lydney, GL15 6BA

£449,950

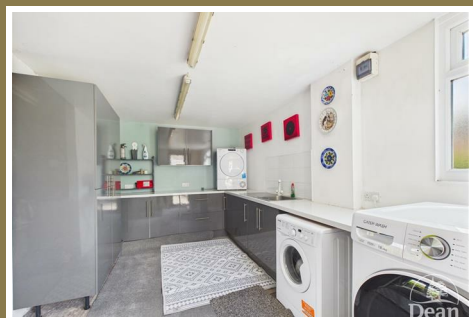




\*\*\* VIRTUAL TOUR AVAILABLE \*\*\* Dean Estate Agents are delighted to present this Four Bedroom Character Property Situated in the Sought-After Village of Alvington.

The property comprises of: Four Double Bedrooms, Open Plan Lounge-Conservatory, Dining Room, Kitchen, Bathroom, a large utility room and a well presented front & rear garden with a beautiful pond and laid to lawn grass, mature flowers and bushes, Double Garage & Large Driveway.

With many Charming Features this property is a Delight! Contact us to arrange a viewing today.



### Entrance Hallway:

A welcoming entrance hallway, leading through to the Kitchen and Dining Room. Access out to the Rear Garden.

### Lounge:

A charming room full of character, benefiting from wonderful features such as; the wood-burner & fireplace with stone wall surround and wooden ceiling beams. Window to front aspect with a window seat beneath, carpet flooring, radiator, power points. The Lounge filters through to the Conservatory. Staircase to First Floor Landing.

### Conservatory:

A light & airy room perfect for relaxing in with french doors leading out to the front gardens, carpet flooring, power points, wall lighting.

### Dining Room:

A spacious Dining Room perfect for hosting with patio doors leading out to the Rear Garden, radiator, power points.

### Kitchen:

A range of wall, base & drawer units, one & a half bowl stainless steel sink with drainer, electric 5-ring hob with extractor hood over, integrated eye-level electric oven & grill, tiled splashbacks, space & plumbing for washing machine or dishwasher, spotlighting, power points, window to side aspect.

### Cloakroom:

Window to front aspect, W.C, wash hand basin, vertical wall mounted radiator, ceiling lighting.

### Ground Floor Bedroom:

Built in wardrobes/storage, window to side aspect, radiator, power points.

### First Floor Landing:

Doors leading to all First Floor Rooms, loft hatch, airing cupboard, window to rear aspect, power points.

### Bedroom One:

Window to front & side aspect, built-in wardrobes, wood beams, carpet flooring, radiator, power points, loft hatch.

### Bedroom Two:

Window to side/rear aspect, built-in wardrobes, wood beams, carpet flooring, radiator, power points.

### Bedroom Three:

Window to side/rear aspect, carpet flooring, radiator, power points.

### Bathroom:

A walk-in shower cubicle with waterfall shower head, bath with mixer tap W.C, wash hand basin vanity unit, vertical wall mounted radiator, spotlighting, window to front aspect.

### Outside:

Offering mature gardens to the front & rear aspect.

The rear garden is a very private and secluded space, benefiting from a pretty & calming pond, many seating areas, mostly laid with patio or stones.

### Garage/Utility Room:

A double garage providing a very useful space. Currently the vendor has one side of the garage utilised as a Utility Room as it benefits from plumbing, power & lighting. The other side providing ample space for storage.



Dean Estate Agents Ltd have prepared the information within this website/brochure with infinite care and without a guarantee of accuracy. Before you act upon any information provided, we request that you satisfy yourself about the completeness, accuracy, reliability, suitability, or availability with respect to the website or the information, products, services, or related graphics contained on our website for any purpose.

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. All photographic images are under the ownership of Dean Estate Agents Ltd and therefore Dean Estate Agents retain the copyright.

Tenanted Property – we are not always able to show the most recent condition of a property due to tenants' privacy and 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 at that time.

Energy Performance Certificates are supplied to us via a third party and we do not accept responsibility for the content within such reports.

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. You must therefore consult with your legal representatives on these matters at the earliest opportunity before making a decision to purchase or incurring costs.

Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment etc.

The Laws of copyright protect this material. Dean Estate Agents is the owner of the copyright. This property sheet forms part of our database and is protected by the database right and copyright laws.

Equipment: Dean Estate Agents have not tested the equipment or any central heating system mentioned in these particulars and the purchaser is advised to satisfy themselves as to the



Road Map



Hybrid Map



Terrain Map



Floor Plan

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

1405 ft<sup>2</sup>  
130.3 m<sup>2</sup>

**Reduced headroom**

77 ft<sup>2</sup>  
7.1 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

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

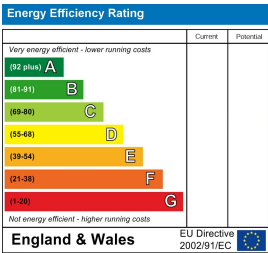
Calculations are based on RICS IPMS 3C standard.

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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

