



1 Bayliss Close Lydney. GL15 5FW

Asking Price £315,000



~~~VIRTUAL TOUR AVAILABLE~~~

Dean Estate Agents offer for sale this well presented, nearly new finished three bedroom detached family home.

The property hosts 3 bedrooms, the master bedroom having an en-suite shower room, a further family bathroom and fitted appliances in the kitchen.

There is also a garage, parking for two cars, walled rear garden and the property is sold with no chain.

To arrange your viewing appointment, please call:

Lydney Office - 01594 368202.

lydney@deanestateagents.co.uk



The property is approached via a composite Entrance

#### Entrance Hall:

With a smoke alarm, Amtico flooring, mains consumer unit, stairs to first floor, digital controls for central heating and a double power point.

#### Cloakroom:

With a WC, wash hand basin, radiator and Amtico flooring.

#### Lounge:

Front aspect with UPVC double glazed window, radiator, TV aerial points and ample power points.

#### Kitchen/Dining Room:

The most spacious kitchen overlooking the rear gardens comprising of base units, worktop surfaces with over counter lighting, wall cupboards, sink unit, Upvc double glazed window and doors to the rear, integrated fridge/freezer, washing machine, dishwasher and electric oven, gas hob with extractor fan and light over, two radiators and door to the understairs storage cupboard.

#### Landing:

With doors to the bedrooms, bathroom and linen cupboard, smoke alarm.

#### Bedroom One:

Front aspect with Upvc double glazed window, radiator and door to the en-suite shower room.

#### En-Suite Shower Room:

With a shower cubicle housing the thermostatic shower, tiled walling, WC, wash hand basin, radiator, extractor fan and Upvc double glazed window.

#### Bedroom Two:

Rear aspect UPVC double glazed window, radiator and power points.

#### Bedroom Three:

Rear aspect UPVC double glazed window, radiator and power points.

#### Family Bathroom:

With bath having a mixer tap shower, WC, wash hand basin, radiator, UPVC double glazed window.

#### Outside:

To the front one will find steps to the entrance door with outside light. The side aspect is for off road parking x 2 cars. Gated access to the rear adjoins the garage.

Garage: Metal up and over door, power and lighting.

The rear gardens have been landscaped with both porcelain patio tiles, artificial grass and cobble stone. There is an outside light and water tap.

#### Management Charge:

Estate management charges, also known as service or estate charges, are fees paid by homeowners and leaseholders on privately owned estates to cover the cost of maintaining communal areas. These charges typically fund services like landscaping, private road maintenance, and upkeep of shared amenities not adopted by the local council. We believe that the charge here per month is in the region of £30 (Thirty Pounds). TBC.



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If there are any changes to the fixtures, fittings and relevant aspects of the property since the commencement of marketing, we have asked the vendor to notify us immediately. Please also confirm to your satisfaction the services connected to the property and any planning consents.

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 the property before making any decisions to purchase or rent the property and before committing to any costs. An offer to purchase any property will be considered after a physical viewing has taken place.

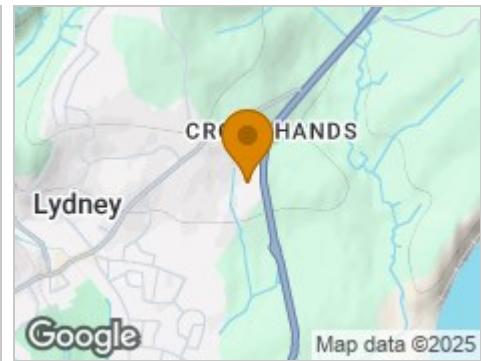
## Road Map



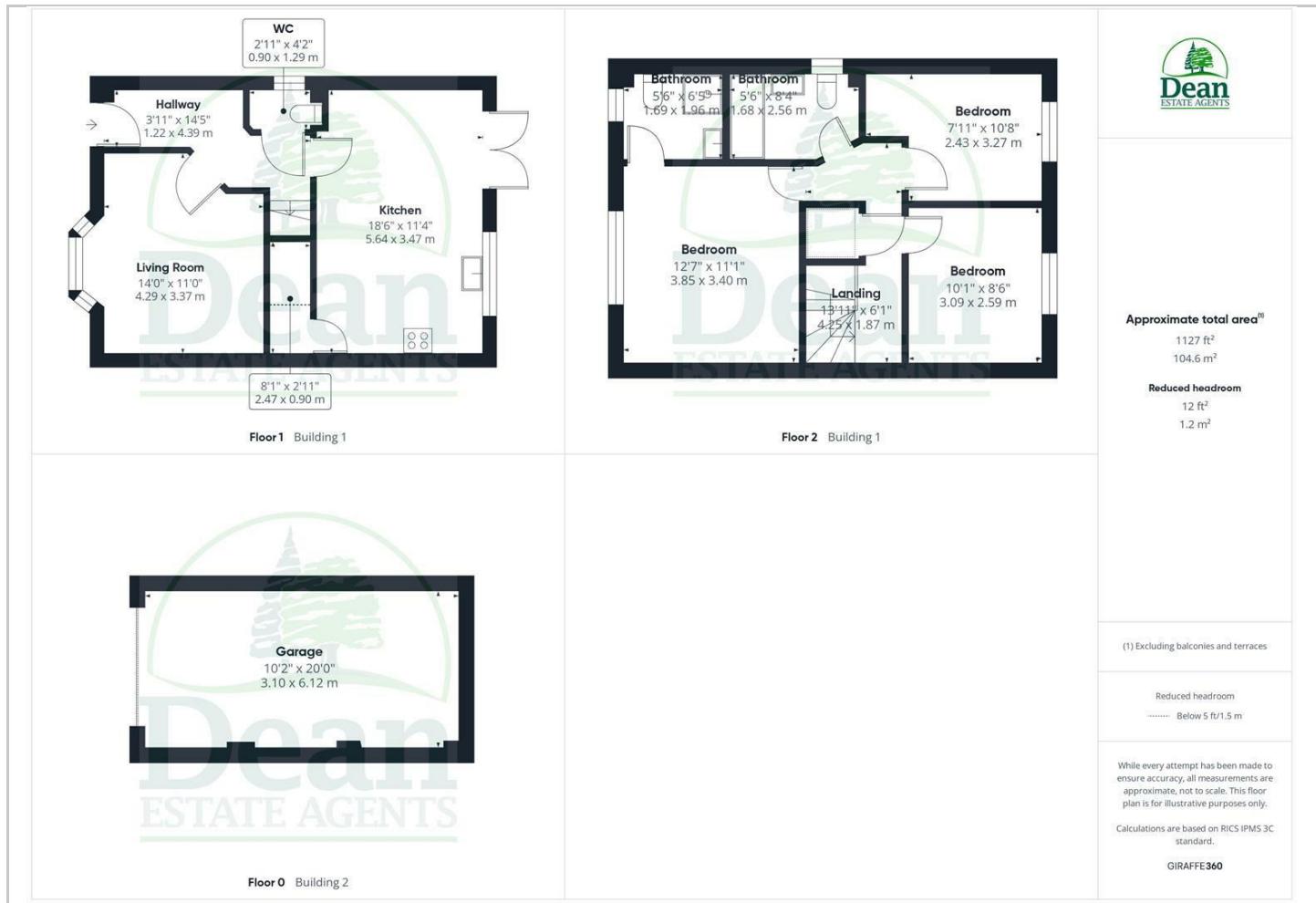
## Hybrid Map



## Terrain Map



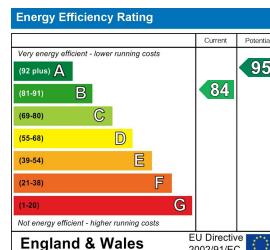
## Floor Plan



## 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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