



12 Bracken Drive

Lydney, GL15 5AQ

£335,000



VIRTUAL TOUR AVAILABLE Dean Estate Agents offer for sale this well presented three bedroom detached house situated on a corner plot close to Lydney town centre.

The property features three bedrooms, an open plan kitchen/dining room, a spacious lounge and a family bathroom.

The property benefits from an enclosed rear garden with a laid to lawn section with a patio area perfect for outdoor furniture and a shed for additional storage.

The garage has power & lighting & driveway for two vehicles.



Entrance Hallway:

Access via the side aspect of the property. Doors leading into the Kitchen/Dining Room & Lounge, stairs to First Floor Landing.

Kitchen/Dining Room:

A bright & airy open plan Kitchen/Dining Room. Kitchen: Offering a range of wall, base & drawer units, space & plumbing for under-counter washing machine or dishwasher, electric four-ring hob with extractor hood over, eye-level electric oven, one & a half bowl sink with drainer, power points, window to rear aspect. Dining Room: French doors leading out to the rear garden, radiator, power points.

Lounge:

A very spacious room benefitting from one window & one full length window to front aspect allowing plenty of light to beam through, under-stairs storage cupboard, carpet flooring, radiator, power points.

Stairs to the first floor landing:

Bedroom One:

Window to front aspect, fitted wardrobes & shelving, carpet flooring, radiator, power points.

Bedroom Two:

Window to rear aspect, fitted wardrobes, airing cupboard, carpet flooring, radiator, power points.

Bedroom Three:

Window to front aspect, carpet flooring, radiator, power points.

Bathroom:

Window to rear aspect, vertical wall mounted radiator, vanity unit, W.C, whirlpool spa bath with waterfall shower head above.

Outside:

An enclosed rear garden mostly laid to patio with a lawn area, summerhouse, access to garage, side gate access.

Garage:

With power & lighting. Up & over garage door and single door accessed from the rear garden.



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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.

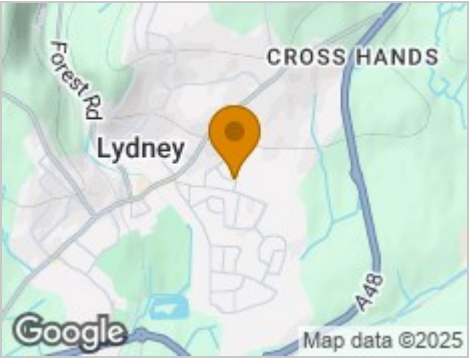
Road Map



Hybrid Map



Terrain Map



Floor Plan

Floor 0

Floor 1

Approximate total area⁽¹⁾
1097 ft²
102 m²

(1) Excluding balconies and terraces

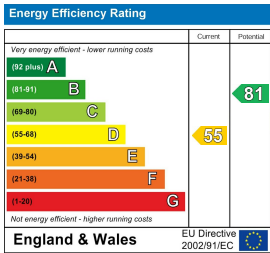
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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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