



12 Bracken Drive

Lydney, GL15 5AQ

Offers Over £325,000



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:

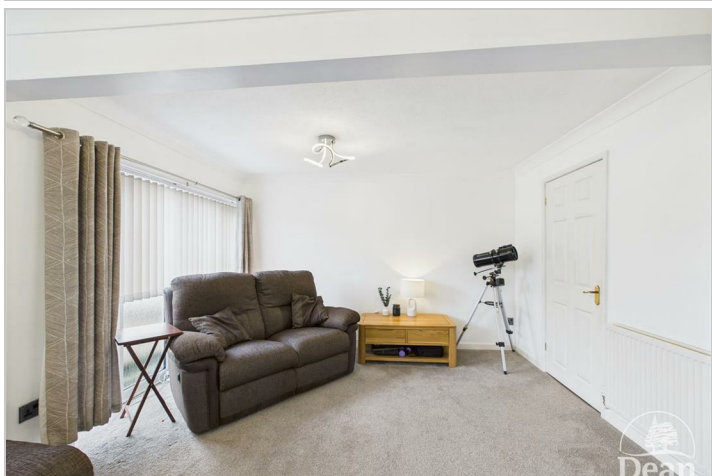
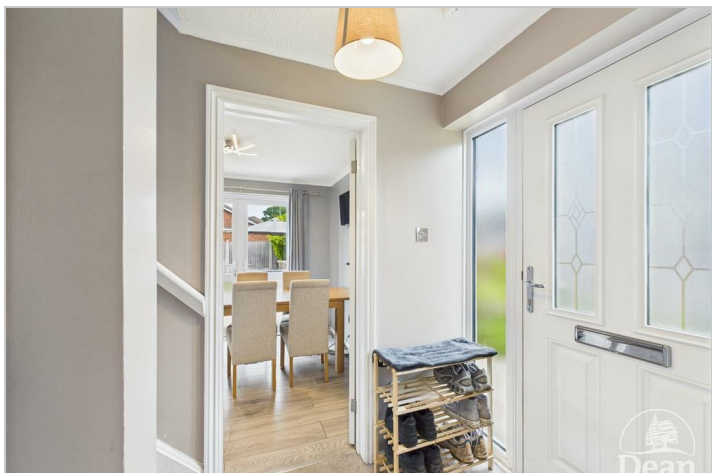
Window to rear aspect, vertical wall mounted radiator, vanity unit, W.C, whirlpool spa bath with waterfall shower head above.

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.



Consumer Notes: Dean Estate Agents Ltd have prepared the information within this website/brochure with care and co-operation from the seller. It is intended to be indicative rather than definitive, 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 the website for any purpose. Confirmation of the title, boundary plan, sellers situation must be confirmed with you before any expense is incurred.

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. Photographs used for advertising purposes may not necessarily be the most recent photographs. Any reliance you place on such information is therefore strictly at your own risk. All photographic images are under the ownership of Dean Estate Agents Ltd and therefore Dean Estate Agents Ltd retain the copyright. You must obtain permission from the owner of the images to reproduce them.

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

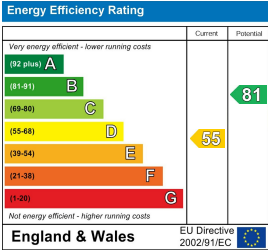
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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.

