



9 The Post Paddocks

Woolaston, Lydney, GL15 6NJ

£375,000



*****VIRTUAL TOUR AVAILABLE***** The most deceptive 3 bedroom detached bungalow with level grounds and a further hobby/office room to the rear of the garage. The kitchen/dining room is modern, the shower room is contemporary and the property has been refreshed with carpets and re-decoration. The gardens are private and offer a calm and peaceful environment, book your viewing today.

Woolaston village has a village shop within a 5 minute walk from this property, it also has two village pubs, village community hall, excellent primary school, many country walks and is only a 10 minute drive to Lydney which benefits from having a Train Station & all main facilities, Shops and Supermarkets, Banks, Restaurants and Public Houses, Sports Centre, Doctors Surgeries and Hospital, Golf Course. Chepstow is only a 10 minute drive offering all main facilities, including Train Station, Supermarkets, etc as well as the Old Severn Bridge for commuting to Bristol.



Approached via a storm porch:

Entrance Hall:

2'8 x 24'6 (0.81m x 7.47m)

With dado rail, coved and artexed ceiling, radiator, access to the insulated loft space via loft ladder, smoke alarm, airing cupboard housing the hot water tank.

Lounge:

11'1 x 14'6 (3.38m x 4.42m)

Front aspect Upvc double glazed window, wall lights, double radiator, TV aerial lead.

Kitchen/Dining Room:

11'4 x 17'5 (3.45m x 5.31m)

Front aspect with white gloss fronted kitchen units, wall cabinets, marble effect worktop surfaces, integrated electric double oven, plumbing for automatic washing machine, composite sink unit, Upvc double glazed window to the front, recess ceiling lights, coved ceiling, Bosch Induction hob with Zanussi extractor hood and light over.

Dining Area:

With Upvc double glazed door to the side aspect providing access to both the front and rear, dado rail, coved ceiling, radiator, ceiling spotlights.

Bedroom One:

9'1 x 13'10 (2.77m x 4.22m)

Rear aspect with Upvc double glazed window, radiator, coved and artexed ceiling, BT point.

Bedroom Two:

11'5 x 8'5 (3.48m x 2.57m)

Side and rear aspect with Upvc double glazed window, coved and artexed ceiling, radiator.

Bedroom Three:

6'5 x 9'3 (1.96m x 2.82m)

Rear aspect with Upvc double glazed window, radiator and coved and artexed ceiling.

Contemporary Shower Room:

7'9 x 5'1 (2.36m x 1.55m)

With a re-furnished suite comprising of a step-in shower cubicle hosting an electric shower, marble effect tiled walls, Upvc double glazed window, WC,

vanity wash hand basin unit, mirrored medicine cabinet, towel rail, heated towel rail, tiled floor and recess ceiling light.

Outside:

To the front of the property, one will find lawned gardens, storm porch with light, off road parking leading to the garage and pedestrian access either side of the bungalow to the rear via wooden gates. Both side paths have lighting with the right side path offering access to the kitchen/dining room and the left side offering access to the garage and office/hobby room. The rear gardens are completely enclosed with

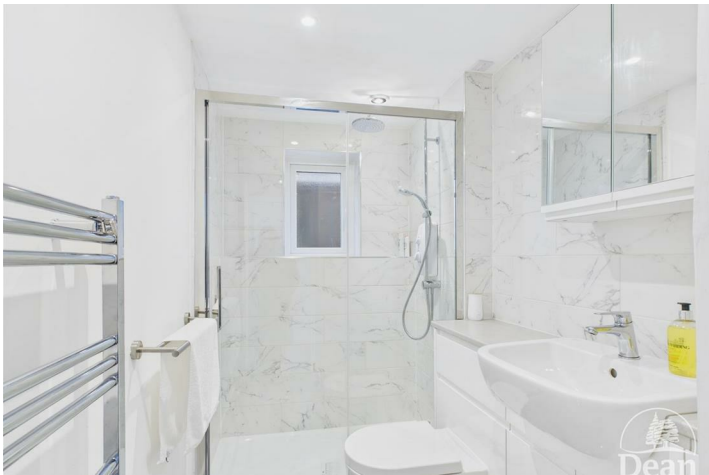
boundary fencing, also lawned gardens, brick built BBQ and patio, outside light, shrubs, gravelled area and a very good degree of privacy.

Garage:

8'0 x 16'6 (2.44m x 5.03m)
With metal up and over door, power and lighting.

Office/Hobby Room:

6'10 x 11'4 (2.08m x 3.45m)
Located go the rear of the garage with it's one independence access, this room is absolutely ideal for those that work from home, maybe a hobby room due to the condition being most suitable for these types of use.



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 working order and condition of any related equipment.

Tenure: We are advised freehold.

Agents Note: Please contact Dean Estate Agents for an updated brochure if applicable.

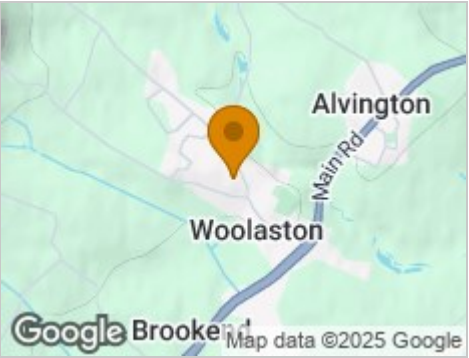
Road Map



Hybrid Map



Terrain Map



Floor Plan

Approximate total area⁽¹⁾

970 ft²
90.3 m²

(1) Excluding balconies and terraces

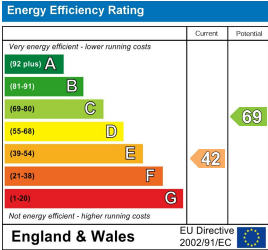
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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.