



64 Mallard Way

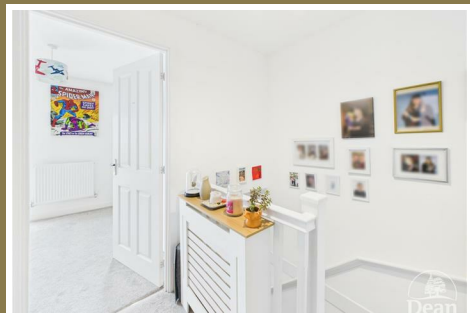
Lydney, Gloucestershire, GL15 5SB

£200,000



VIRTUAL TOUR AVAILABLE Dean Estate Agents are proud to offer to the market this well presented starter home with off road parking. The property offers two spacious double bedrooms, family bathroom, spacious lounge and a generous sized garden, modern kitchen and handy downstairs cloakroom. The property also benefits from the 9 years NHBC Guarantee that are remaining.

Lydney has many amenities to include primary schools, secondary school, supermarkets, independent cafes and shops, doctors surgeries, pharmacies and parks. There are excellent transport links to the nearby towns and cities with a bus station and train station.



Approached via UPVC double glazed door into:

Entrance Hallway:

3'4 x 8'8 (1.02m x 2.64m)

Double panelled radiator, power and lighting, doors to lounge and cloakroom.

Lounge:

9'3 x 15'0 (2.82m x 4.57m)

Spacious living space with double glazed UPVC window to front aspect, double panelled radiator, understairs storage cupboard.

Cloakroom:

2'11 x 4'9 (0.89m x 1.45m)

W/C, free standing sink with mixer tap, double glazed frosted UPVC to front.

Kitchen/Dining Room:

12'6 x 8'1 (3.81m x 2.46m)

A range of base and eye level kitchen units, four ring gas hob, integrated oven, space and plumbing for washing machine and dishwasher, UPVC double glazed patio doors to rear garden and patio area.

First Floor Landing:

3'9 x 6'3 (1.14m x 1.91m)

Loft access, power and lighting, doors to both bedrooms and bathroom.

Bedroom One:

12'4 x 8'3 (3.76m x 2.51m)

Spacious double bedroom with build in wardrobes, double panelled radiator, UPVC double glazed window to the rear.

Bedroom Two:

10'9 x 8'3 (3.28m x 2.51m)

Double bedroom with double panelled radiator, power and lighting, floor to ceiling UPVC double glazed window to the front.

Family Bathroom:

5'6 x 6'2 (1.68m x 1.88m)

Three piece suite, shower over bath, W.C., free standing sink unit, UPVC double glazed window to side.

Outside:

There is a large rear garden with patio area perfect for seating.

There is side access to the front of the property with off road parking for two cars.



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PRC Certificates – Some ex-local authority properties have been repaired in recent years using the PRC Scheme wherein a certificate has been produced by a qualified property engineer. This certificate does not imply the suitability for a mortgage approval and you must satisfy yourself of the work carried out that may meet your lenders criteria.

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.

Please ask a member of our team for any help required before committing to purchase a property and incurring expense.

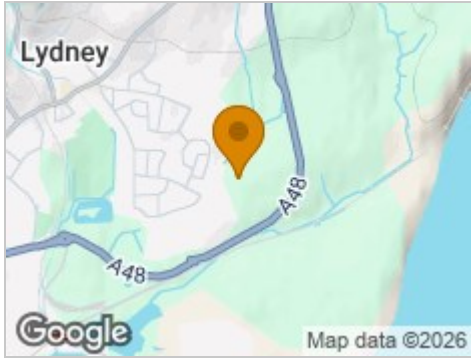
Road Map



Hybrid Map



Terrain Map



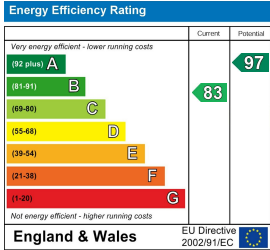
Floor Plan



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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