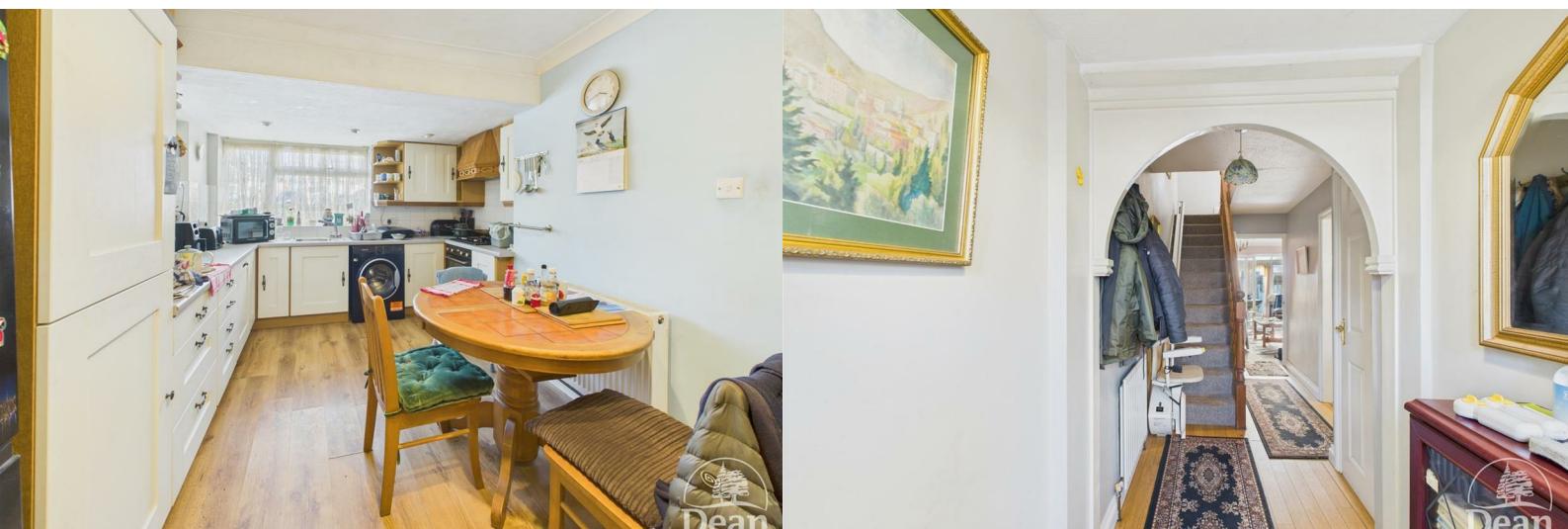




14 Lakeside Avenue Lydney, GL15 5PY

£220,000



*** VIRTUAL TOUR AVAILABLE *** Dean Estate Agents are pleased to present to the market this large corner plot three bedroom semi detached property only a short distance from Lydney town centre.

Offering three sizable bedrooms and a family bathroom to the first floor there is plenty of space. The ground floor offers a storage filled kitchen with a side door access and a large lounge and double patio doors to the conservatory and rear garden.

The property benefits from a larger than average laid to lawn garden and a pathway leading through the garden. The garden offers a side gate and outdoor storage with mature shrubs and bushes.

If you are looking for a property you can move into straight away with huge potential just a short distance from Lydney town, contact us today.



Approached via UPVC double glazed door:

Entrance Hallway:

5'5 x 4'2 (1.65m x 1.27m)

Spacious hallway, storage cupboard, ceiling lighting, radiator, understairs storage.

Kitchen:

16'9 x 9'1 (5.11m x 2.77m)

UPVC double glazed window to front aspect, a range of wall base and drawer units, integrated four ring gas hob and oven with extractor hood over, space & plumbing for under counter washing machine, ample worktop surfaces, power points, boiler, radiator.

Living Room:

11'5 x 15'3 (3.48m x 4.65m)

Light & airy room, carpet flooring, radiator, power points. Sliding patio doors leading out to the conservatory.

Conservatory:

11'0 x 10'11 (3.35m x 3.33m)

Ceiling fan & lighting, patio doors leading out to the rear garden, power points.

Bedroom One:

11'5 x 8'11 (3.48m x 2.72m)

UPVC double glazed window to rear aspect, carpet flooring, over the bed storage units with wardrobes either side.

Bedroom Two:

10'6 x 9'0 (3.20m x 2.74m)

UPVC double glazed window to front aspect, carpet flooring, ceiling lighting, radiator, power points.

Bedroom Three:

7'10 x 5'11 (2.39m x 1.80m)

UPVC double glazed window to rear aspect, carpet flooring, ceiling lighting, radiator, power points.

Shower Room:

7'9 x 5'10 (2.36m x 1.78m)

Shower cubicle, W.C, wash hand basin, airing cupboard, ceiling lighting, extractor fan, radiator, UPVC double glazed window to front aspect.

Rear Garden:

A fully enclosed great size garden with a range

of lawn, decking and patio areas, as well as offering a garage, shed and greenhouse.

Driveway note:

Shared driveway, must park back in carport else blocking the neighbours access as only a single track down.



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.

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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 before making any decisions to purchase or rent the property and before any costs.

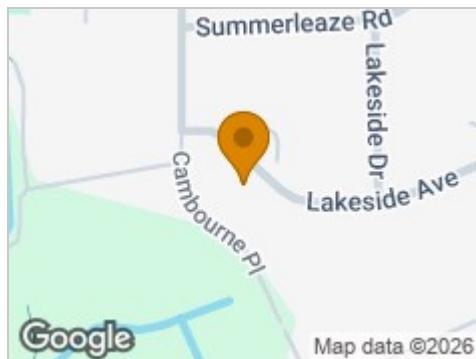
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PRC Certificates – Some ex-local authority properties have been repaired in recent years using the PRC Scheme wherein a certificate has been produced by a qualified property engineer. This certificate does not imply the suitability for a mortgage approval 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



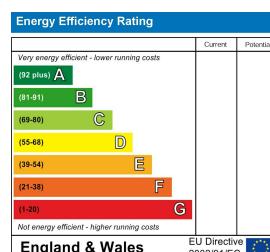
Floor Plan



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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