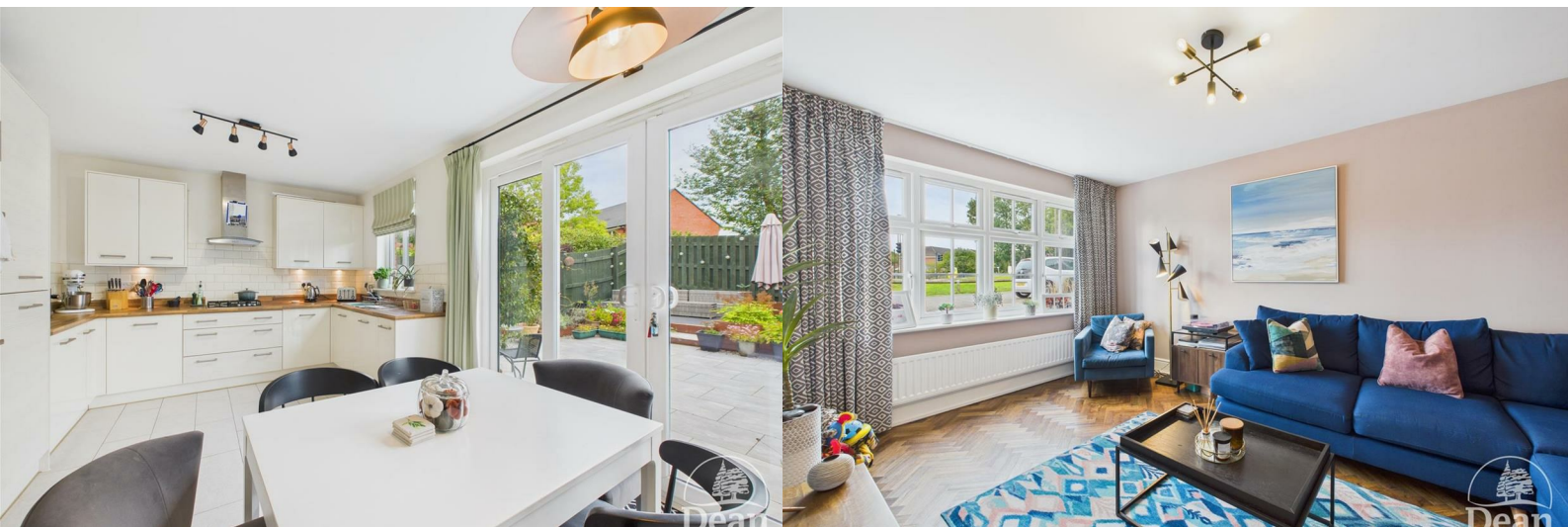




14 Wintour Drive

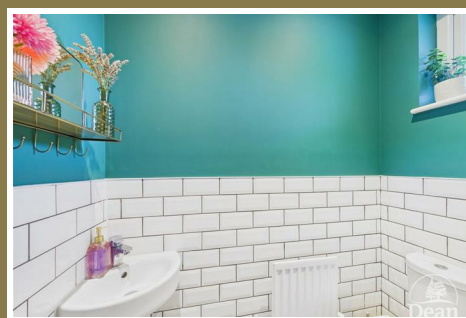
Lydney, GL15 5FA

£295,000



VIRTUAL TOUR AVAILABLE Dean Estate Agents are proud to offer to the market this immaculate and modern three bedroom semi-detached property situated in a popular location close to Lydney town centre.

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 door:

Entrance Hallway:

13'3 x 3'5 (4.04m x 1.04m)

Luxury vinyl flooring throughout, single panelled radiator, telephone points, power points and spacious under stairs storage cupboard.

Downstairs W/C:

5'8 x 2'11 (1.73m x 0.89m)

Wash hand basin, W/C, consumer unit and frosted UPVC double glazed window to front aspect.

Living Room:

15'10 x 10'10 (4.83m x 3.30m)

Luxury vinyl flooring throughout, single panelled radiator, large UPVC double glazed window to front aspect.

Kitchen/Diner:

11'4 x 7'9 (3.45m x 2.36m)

Range of base and eye level units, integrated double ovens, four ring gas hob, stainless steel sink with drainer and integrated fridge/freezer.

To the dining area there is space for a dining table and chairs, UPVC double glazed sliding doors leading to the rear garden and a storage cupboard used as a laundry room.

First Floor Landing:

10'2 x 3'2 (3.10m x 0.97m)

Power and lighting and large airing cupboard.

Bedroom One:

11'6 x 8'9 (3.51m x 2.67m)

UPVC double glazed window to front aspect, fitted wardrobes, single panelled radiator.

En-Suite:

4'0 x 6'11 (1.22m x 2.11m)

Wash hand basin, W/C, walk in shower and heated towel rail.

Bedroom Two:

11'6 x 8'9 (3.51m x 2.67m)

Spacious double bedroom, single panelled radiator and double glazed UPVC window to the rear.

Family Bathroom:

5'6 x 6'7 (1.68m x 2.01m)

Bath with shower over, wall mounted wash hand basin, W/C, heated towel rail and frosted UPVC double glazed window to front aspect.

Bedroom Three:

8'8 x 8'8 (2.64m x 2.64m)

Sizeable third bedroom with single panelled radiator and UPVC double glazed window to the rear.

Rear Garden:

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Fully landscaped and low maintenance rear garden, with a decking area to the rear of the garden and raised flower beds. Side gate leading to the front of the property with two car parking spaces.



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. 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, although every effort is made to update photographs at the earliest opportunity. 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 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 before making any decisions to purchase or rent the property and before any costs. Energy Performance Certificates are supplied to us via a third party and we do not accept responsibility for the content within such reports. 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

Floor 0

- Living Room: 15'10" x 10'10" (4.83 x 3.31 m)
- Kitchen/Diner: 11'4" x 17'9" (3.46 x 5.42 m)
- Hallway: 13'3" x 3'5" (4.06 x 1.05 m)
- WC: 5'8" x 2'11" (1.75 x 0.90 m)

Floor 1

- En-Suite: 4'0" x 6'11" (1.23 x 2.12 m)
- Bedroom One: 11'6" x 8'9" (3.51 x 2.69 m)
- Bedroom Two: 11'6" x 8'9" (3.52 x 2.68 m)
- Landing: 10'2" x 3'2" (3.12 x 0.99 m)
- Family Bathroom: 5'6" x 6'7" (1.68 x 2.03 m)
- Bedroom Three: 8'8" x 8'8" (2.65 x 2.65 m)

Approximate total area⁽¹⁾

882 ft²
82 m²

(1) Excluding balconies and terraces

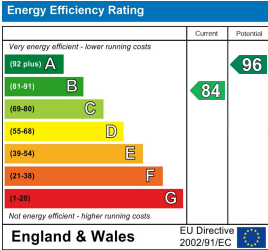
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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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