



## Edwin Jones Way

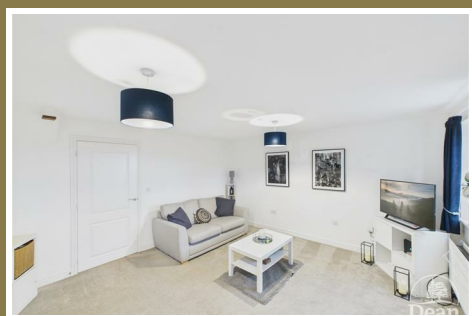
Lydney, GL15 5FL

£240,000



\*\*\*VIRTUAL TOUR AVAILABLE\*\*\* A well-presented two-bedroom mid-terrace home offering comfortable and well-proportioned accommodation, ideal for first-time buyers, investors, or those looking to downsize. The property benefits from a modern fitted kitchen, a generous lounge with direct access to the rear garden, and a convenient downstairs cloakroom. Externally, the enclosed rear garden with gated side access provides an excellent space for outdoor enjoyment.

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 a double glazed front door into:

#### Entrance Hallway:

6'3" x 12'4" (1.91m x 3.78m)

Radiator, useful understairs storage cupboard, doors provide access to the cloakroom and lounge, opening also gives access into kitchen.

#### Kitchen:

8'3 x 8'10 (2.51m x 2.69m)

Front aspect double glazed window, modern fitted kitchen comprising a range of wall and base units, stainless steel sink and drainer unit, tiled splashbacks, electric oven, gas hob with stainless steel splashback, cooker hood over, space & plumbing for washing machine, dishwasher and fridge/freezer, spotlights.

#### Cloakroom:

7'3 x 3'4 (2.21m x 1.02m)

Suite comprising close-coupled W.C. and wash hand basin, wall-mounted fuse box, radiator, tile-effect vinyl flooring.

#### Lounge:

14'11 x 14'0 (4.55m x 4.27m)

Rear aspect double glazed window, double glazed door opening onto the rear garden, radiator, power & lighting.

#### First Floor Landing:

Storage cupboard, loft access, doors providing access to both bedrooms and the bathroom.

#### Bedroom One:

14'10 x 11'2 (4.52m x 3.40m)

Two rear aspect double glazed windows, radiator, power & lighting.



**Bedroom Two:**  
**8'2 x 15'3 (2.49m x 4.65m)**

Two rear aspect double glazed windows, power & lighting, radiator.

**Bathroom:**  
**6'4 x 8'5 (1.93m x 2.57m)**

Front aspect double glazed window, suite comprising close-coupled W.C., wash hand

basin, panelled bath with shower over, tile-effect vinyl flooring, cupboard housing the combi boiler.

**Outside:**  
To the rear the garden is fully enclosed by boundary fencing and features a patio area leading to a lawn. Gated side access provides access to the side alleyway for uses of this property and the neighbouring property.



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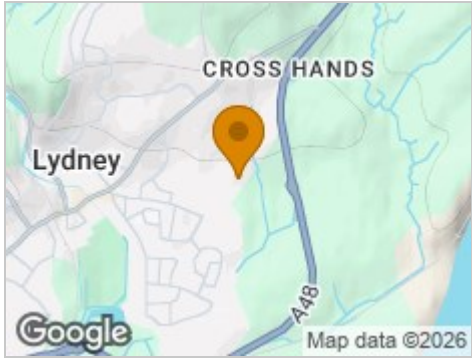
Road Map



Hybrid Map



Terrain Map



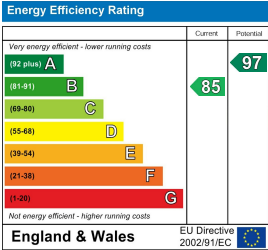
Floor Plan



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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