



33 Queen Street

Lydney, GL15 5LZ

£159,950



DEAN ESTATE AGENTS offer for sale this most well presented 2 bedroom cottage with lounge, kitchen, bathroom and 2 bedrooms. There is also gas central heating and double glazed windows, an enclosed garden accessed via a shared pathway – NO CHAIN.



Entrance Porch:

3'6" x 4'11" (1.08m x 1.51m)

With light, double power point and double glazed window.

Kitchen:

Rear aspect with UPVC double window, integrated electric oven, gas hob, extractor fan and light, worktops with tiled splash backs, tiled flooring, radiator, sink unit and mixer tap, ample power points, plumbing for washing machine and under stairs cupboard.

Lounge:

12'9" x 9'8" (3.91m x 2.97m)

Front aspect with UPVC double glazed window, double radiator, exposed ceiling beams, stairs to first floor, electric meter and power points

Rear Lobby:

4'5" x 5'1" (1.37m x 1.55m)

Doors to bathroom and kitchen, ceramic tiled flooring, door to rear, wall mounted gas combination boiler.

Bathroom:

7'6" x 5'1" (2.31m x 1.55m)

Rear aspect with Low level WC, bath with electric shower, wash hand basin, mirrored medicine cabinet, tiled walls, radiator, mixer tap shower, vinyl flooring, recess ceiling lights.

From the lounge are stairs to the 1st floor.

Landing:

2'5" x 2'11" (0.74m x 0.90m)

Access to insulated loft space, doors to bedrooms.

Bedroom One:

12'9" x 9'9" (3.91m x 2.98m)

Front aspect with UPVC double glazed window, laminate flooring, built in shelving and radiator.

Bedroom Two:

9'10" x 9'9" (3.01m x 2.98m)

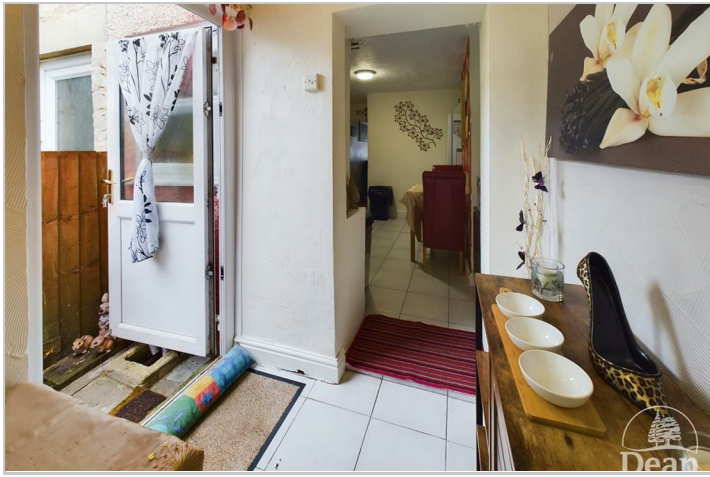
Rear aspect with UPVC double glazed window and radiator.

Outside:

To the rear aspect one will find an enclosed patio area, outside tap, gates and pathway to the lawned area. The lawns are fully enclosed and private, accessed via a shared pathway.

Agent's Note:

Please note there is no allocated parking with this property.



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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.

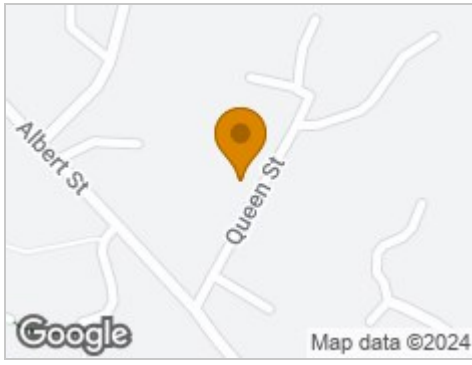
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PRC Certificates – Some ex-local authority properties have been repaired in recent years using the PRC Scheme wherein a certificate has been produced by a qualified property engineer. This certificate does not imply the suitability for a mortgage approval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

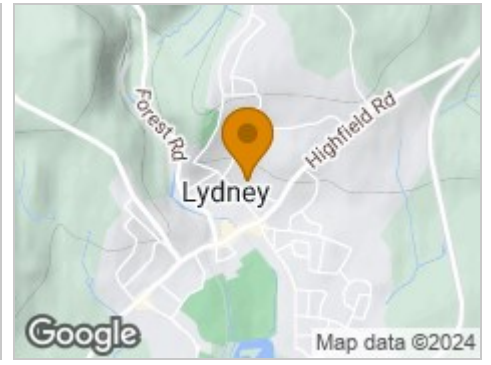
Road Map



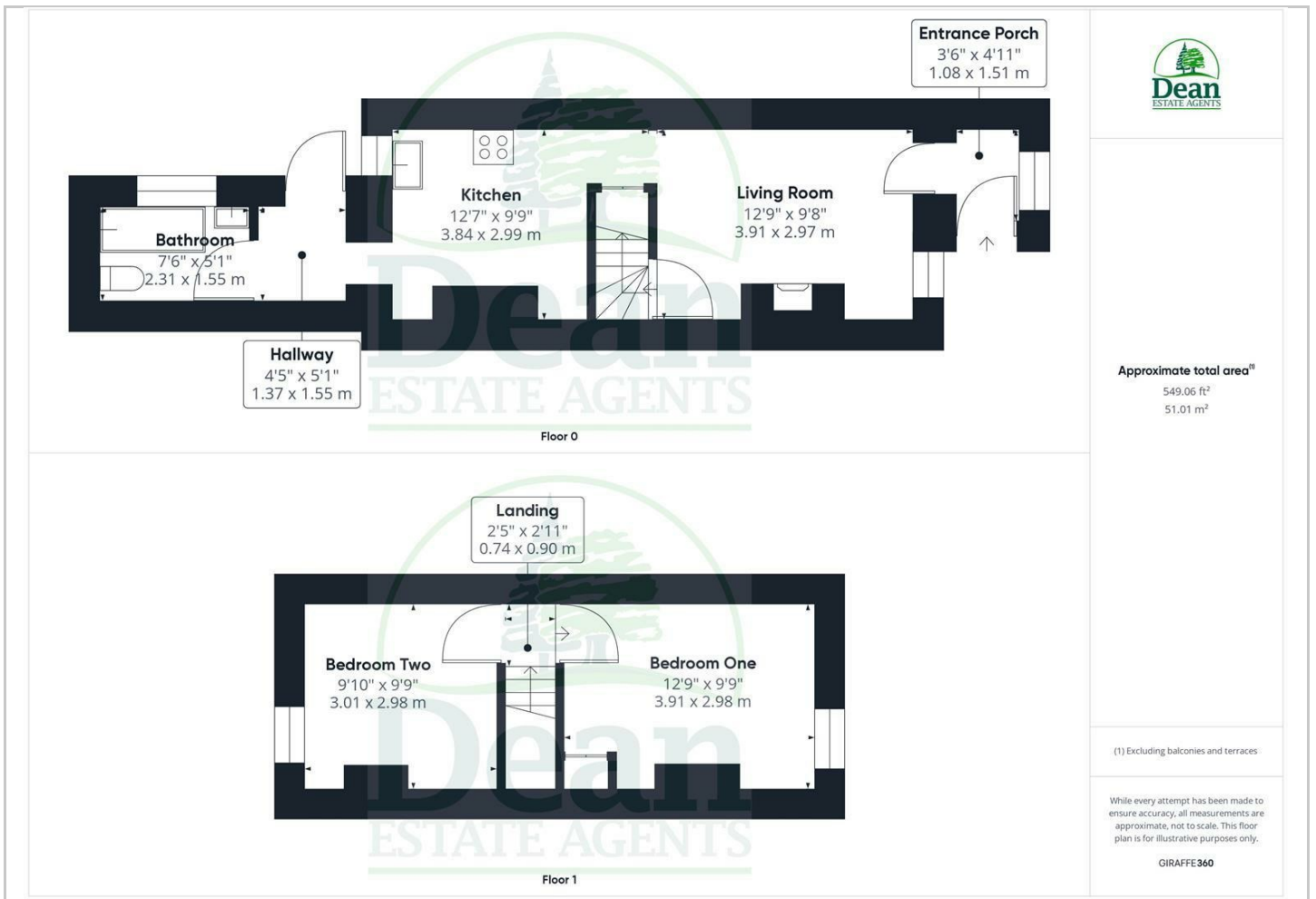
Hybrid Map



Terrain Map



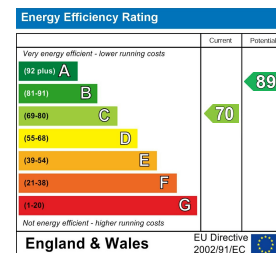
Floor Plan



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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