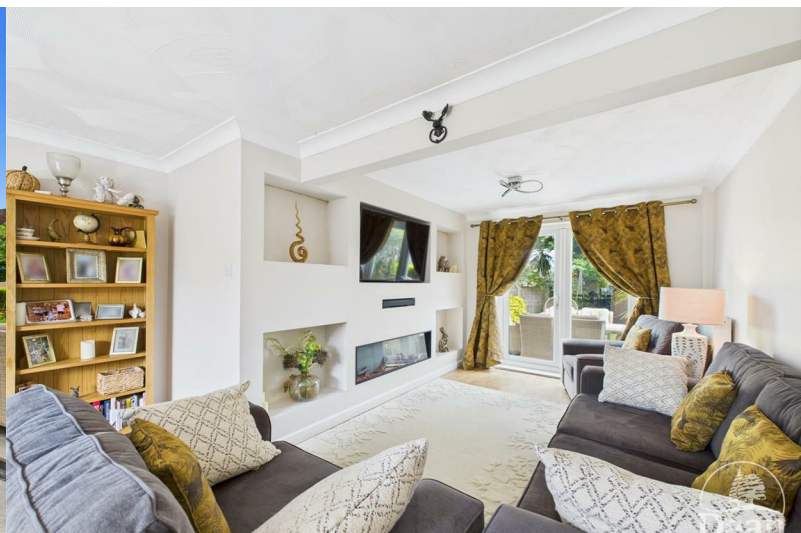




43 Garlands Road
Alvington, Lydney, GL15 6BB

£305,000



*****NO ONWARD CHAIN & STUNNING PRESENTATION***** With three bedrooms and a large corner plot garden is this most well presented family home having the benefit of an extended kitchen through to a family/dining room. The lounge hosts room for a dining area with French doors out to the gardens, there is also oil central heating and double glazed windows further complimenting this super family home.

The gardens to the rear host a quality and well laid porcelain patio overlooking the gardens, the included hot tub makes the garden a perfect place to relax, further side/storage gardens with a gate to the front aspect. This property must be viewed to appreciate the overall quality.

The village of Alvington has two public houses, a petrol station and plenty of countryside walks. The town of Lydney is nearby with further amenities to include supermarkets, cafes, primary and secondary schools, takeaways and parks.



The property is approached via a UPVC panelled door to the entrance hallway.

Entrance Hallway:

11'1" x 5'11" (3.38m x 1.82m)

Tiled flooring, stairs to the first floor, electric underfloor heating, BT point, understairs storage space, doors to the lounge & kitchen.

Lounge/Dining Room:

22'8" x 9'1" (6.91m x 2.77m)

Dual aspect with a large UPVC double glazed window to the front, double glazed doors to the rear gardens, feature inset wall for TV mounting and electric log flame fire below, coved ceiling, laminate flooring, BT point, two radiators.

Kitchen:

11'1" x 8'3" (3.39m x 2.52m)

Rear aspect with a contemporary fitted kitchen comprising of base units, deep pan drawers, worktop surfaces, Neff induction electric hob with extractor fan over, Neff electric oven with Bosch microwave over, deep bowl sink unit with flexi hose tap over, integrated dishwasher, built in larder style cupboard with sliding shelves, recess ceiling lights, breakfast bar, tiled flooring, electric underfloor heating, UPVC double glazed window, kickboard LED lighting.

Dining Area:

15'1" x 8'2" (4.60m x 2.50m)

Having French style UPVC double glazed doors, recess ceiling lights, tiled flooring, floor to ceiling store cupboards with integrated washing machine, large fridge and separate freezer.

First Floor Landing:

8'8" x 5'11" (2.66m x 1.81m)

Access to the loft space, smoke alarm, UPVC double glazed window to the side, linen cupboard.

Bedroom One:

12'4" x 10'2" (3.76m x 3.11m)

Front aspect with UPVC double glazed window, coved ceiling, TV aerial Lead, radiator.

Bedroom Two:

10'11" x 9'10" (3.35m x 3.01m)

Rear aspect UPVC double glazed window, radiator, coved ceiling and TV aerial lead.

Bedroom Three:

7'11" x 6'1" (2.43m x 1.86m)

Front aspect with UPVC double glazed window, radiator, coved ceiling, built in cupboard, TV aerial lead.

Bathroom:

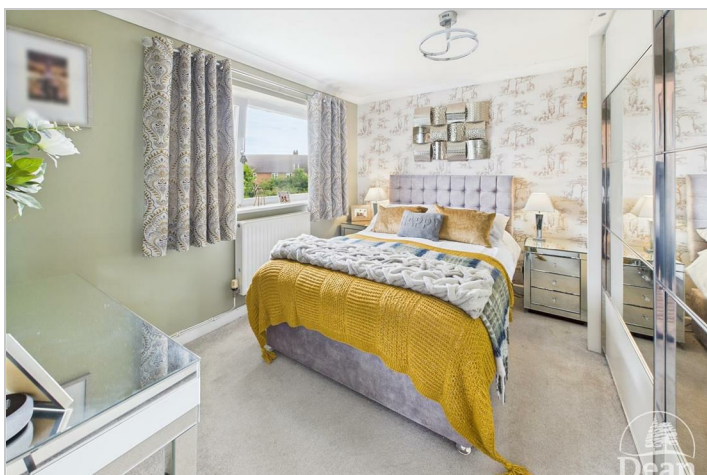
8'1" x 5'4" (2.48m x 1.64m)

A modern white suite comprising of a bath with thermostatic shower over, tiled walling, recess ceiling lights, W.C., vanity wash hand basin, UPVC double glazed obscured windows to the side and rear aspects, heated towel rail, tiled walling, extractor fan.

Outside:

To the front are lawned gardens with shrubs, path to the entrance door, outside lights and part wall/fenced boundaries.

The rear gardens are private and fully enclosed. One will find a stunning porcelain patio to the immediate rear of the house with a hot tub (included in sale), outside lighting, external power supply, lawns, shrubs and trees, seasonal flowering plants, fenced boundaries, wooden shed, side gravelled gardens which offers pedestrian access via a wooden gate to the both the front and rear.



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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

Floor 1

Approximate total area¹

959 ft²
89.2 m²

Reduced headroom

13 ft²
1.2 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

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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