



FREEHOLD

£239,950



14 JUBILEE ROAD, LYDNEY, GLOUCESTERSHIRE, GL15 5AR

- THREE BEDROOMS
- GAS CENTRAL HEATING
- WOODBURNING STOVE
- PATIO AREA

- OPEN PLAN LIVING AREA
- DOUBLE GLAZING
- LARGE SOUTH FACING GARDENS

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AN IMAGINATIVELY UPDATED THREE BEDROOMED PERIOD SEMI-DETACHED HOUSE IN A POPULAR PART OF LYDNEY.

Lydney town offers a wide range of facilities including a variety of Shops, Banks, building societies and supermarkets, as well as a Sports Centre, Golf Course, Hospital, Doctors surgeries, Train Station, Primary and Secondary Schools.

A wider range of facilities are also available throughout the Forest of Dean including an abundance of woodland and river walks. The Severn crossings and M4 towards London, Bristol and Cardiff are easily reached from this area along with the cities of Gloucester and Cheltenham for access onto the M5 and the Midlands.

Entrance door to -

Hall: Radiator, window to side, tiled floor.

Lounge: 13' 1" x 12' 6" (4m x 3.8m), Fireplace with wood-burner, window to front, open plan to -

Dining/Kitchen area: 18' 4" x 7' 7" (5.6m x 2.3m), Tiled floor, exposed brick wall, patio doors to rear. Kitchen area has Belfast sink unit, wall and base units with hardwood worktops, Range cooker with electric ovens and gas hob, window to side, tiled floor.



Utility Room: Tiled floor, window to side, plumbing for automatic washing machine, gas boiler providing central heating and domestic hot water.

First Floor Landing: Built-in cupboard, radiator, window to side.

Bedroom One: 10' 6" x 9' 6" (3.2m x 2.9m), Window to front, radiator.

Bedroom Two: 11' 10" x 8' 10" (3.6m x 2.7m), Window to rear, radiator.

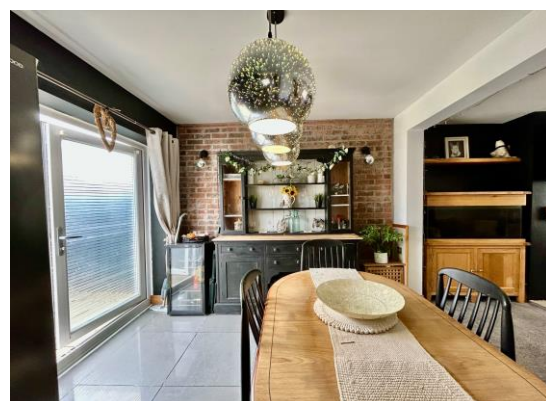


Bedroom Three: 8' 6" x 7' 3" (2.6m x 2.2m),
Fitted wardrobes, radiator, window to rear.

Bathroom: Three piece suite, over bath
shower and screen, W.C.

Outside: Good size gardens with large patio
area, lawn, purpose built kennel and
workshop 19' 8" x 9' 10" (6m x 3m).

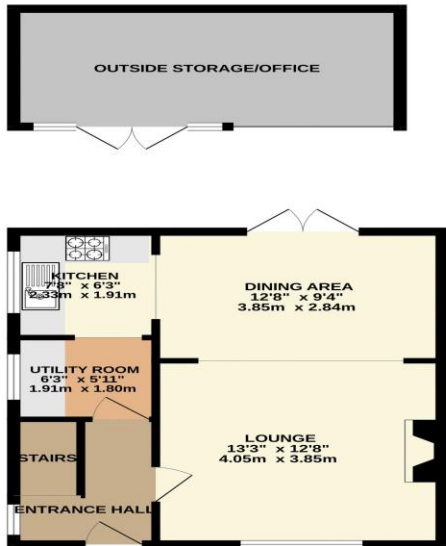
Services: All mains services are connected to
the property. The heating system and services
where applicable have not been tested.



IMPORTANT INFORMATION: All measurements are approximate. We have not tested any fittings, appliances or services within this property and cannot verify them to be in working order or within the Vendor/s ownership. We have not verified the tenure of the property, the type of construction or the condition thereof. Intending Purchasers should make appropriate enquiries through their own solicitor and surveyor etc., prior to exchange of contracts.

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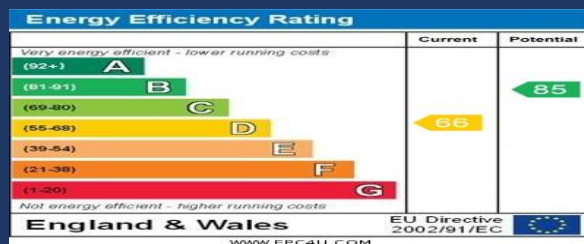
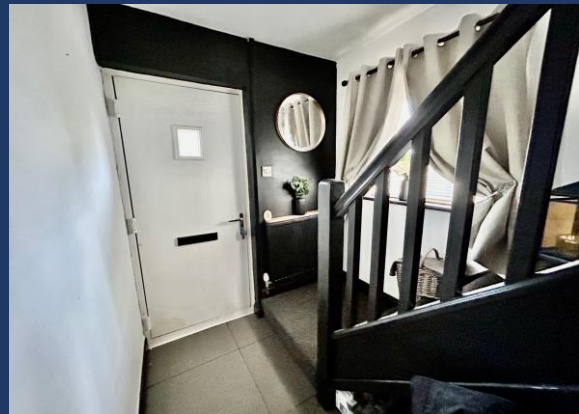
GROUND FLOOR
566 sq. ft. (52.6 sq.m.) approx.



1ST FLOOR
421 sq. ft. (39.1 sq.m.) approx.



TOTAL FLOOR AREA: 987 sq. ft. (91.7 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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PASSIONATE
ABOUT
Property
SINCE 1982