



LEASEHOLD

£225,000



48 MOUNT PLEASANT, LYDNEY, GLOUCESTERSHIRE, GL15 5QF

- 3 bedrooms
- Refitted kitchen
- Double glazing
- Large living room
- Gas central heating
- Gardens

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KJTRESIDENTIAL ARE DELIGHTED TO OFFER FOR SALE A BEAUTIFULLY PRESENTED VICTORIAN BAY FRONTED VILLA OFFERING THREE BEDROOMS AND A LARGE LIVING ROOM WITH FEATURE CHIMNEY BREASTS THE KITCHEN HAS RECENTLY BEEN REFITTED AND LEADS TO LOVELY GARDENS WITH A COVERED SEATING/DINNING AREA HAVING ITS OWN WOODBURNING STOVE IDEAL FOR SUMMER DINNING.

Entrance Hall: , Entrance door to hall with stairs off

Lounge/Diner: 22' 4" x 12' 2" (6.8m x 3.7m), Formally two this room has a really welcoming feel. With two exposed brick (painted) fireplaces one having a gas fired coal effect stove, two radiators , built in cupboard, bay window to front, a cute under stairs seating and storage area and a glazed door to

Kitchen/Breakfast Room: 14' 1" x 9' 2" (4.3m x 2.8m), Fitted at wall and base level with a good range of units. There is a sink unit, plumbing for washing machine and dishwasher, fitted chopping board, tiled splash backs, over cooker hood, built in cupboard, radiator, internal window to the dinning area, sky lights, tiled floor and glazed door to.



W.C: , With a two piece suite, radiator window, panelling to walls,

Bathroom: , With panelled bath with over bath shower and screen, pedestal wash hand basin, tiling to walls ,extractor, radiator, window.

First Floor Landing: , Attractively galleried with window to rear

Bedroom 1: 11' 6" x 11' 6" (3.5m x 3.5m), Window to front, radiator



Bedroom 2: 10' 6" x 9' 6" (3.2m x 2.9m), Window to rear, radiator

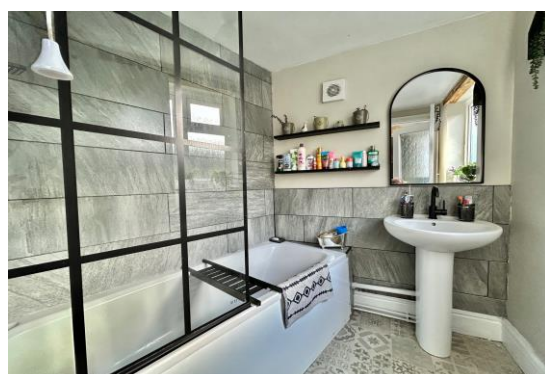
Bedroom 3: 8' 6" x 5' 3" (2.6m x 1.6m), Window to front, radiator

Outside: , Front courtyard bounded by brick wall, paving and graveled area.

Rear Garden: , South facing and an attractive feature of the property with patio, lawn area, planters garden shed, and feature Pergola forming a covered seating /dining area with wood burner.

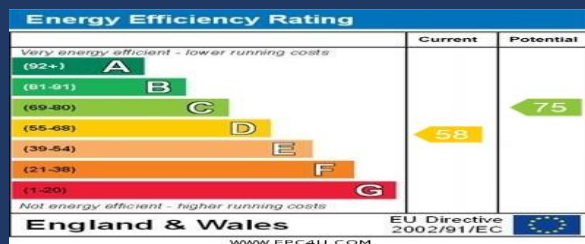
Services: , All mains

Tenure: , Leasehold 999 Years from when built.



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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ABOUT
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