



Edwin Jones Way, Lydney GL15 5FL

welcome to

Edwin Jones Way, Lydney

SHARED OWNERSHIPSOUTH FACING*** A three bedroom mid-terraced family home located in the sought after location of Lydney.

Accommodation comprises; Entrance hall, cloakroom, lounge, kitchen, three good sized bedrooms and family bathroom. Further benefits with an enclosed rear garden and garage.

Entrance Hall

Double glazed door to front, under stairs cupboard, radiator

Cloakroom

W/c, wash hand basin, wall mounted fusebox, radiator, tile effect vinyl flooring

Lounge

15' x 14' (4.57m x 4.27m)

Double glazed door & window to rear, radiator

Kitchen

9' x 84' (2.74m x 25.60m)

Double glazed window to front, a modern fitted kitchen with both wall and floor units with work surfaces over, upstands, stainless steel sink and drainer, tiled splashback, electric oven, gas hob, stainless steel splashback, cooker hood over, space for washing machine & dishwasher, space for fridge freezer, spotlights

Landing

Store cupboard, loft access

Bedroom One

14' 5" x 10' 4" (4.39m x 3.15m)

Two double glazed windows to rear, radiator

Bedroom Two

12' 2" x 11' 5" (3.71m x 3.48m)

Two double glazed windows to rear, radiator

Bedroom Three

8' 6" x 8' 5" (2.59m x 2.57m)

Double glazed window to rear, radiator

Bathroom

Double glazed window to front, w/c, wash hand

basin, bath with shower, combi boiler housed by cupboard, tile effect vinyl flooring

Rear Garden

Fully enclosed by boundary fence, patio laid to lawn, gated side access





view this property online [allenandharris.co.uk/Property/CPS104544](https://www.allenandharris.co.uk/Property/CPS104544)



welcome to

Edwin Jones Way, Lydney

- SHARED OWNERSHIP AT 45% SHARE
- THREE BEDROOMS
- CLOAKROOM & FAMILY BATHROOM
- SOUTH FACING GARDEN
- OFF STREET PARKING & GARAGE

Tenure: Leasehold EPC Rating: B

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Oct 2020. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£126,000

view this property online allenandharris.co.uk/Property/CPS104544



Property Ref:
CPS104544 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


allen & harris



01454 318387



ChippingSodbury@allenandharris.co.uk



7 High Street, Chipping Sodbury, BRISTOL,
Avon, BS37 6BA



allenandharris.co.uk