



**Summerleaze, Lydney GL15 5PS | £225,000**  
3 Bedroom Semi-Detached House



### Features:

- No Onward Chain
- Double Glazing
- Gas Central Heating
- Off Road Parking
- Master Bedroom Ensuite
- Convenient Location

### ENTRANCE HALL

Wood effect laminate flooring, centre light, smoke alarm, a handy storage cupboard with coat hooks and shelves, power points, telephone point, stairs to first floor landing, door to WC and door to Lounge.

### WC

Ceramic tiled floor, pedestal wash-hand basin with tiled splash-backs, WC, extractor fan, radiator, window to front, centre light.

### LOUNGE

15' 5" x 12' 8" (4.7m x 3.86m)

Wood effect laminate flooring, window to side and to the front, TV point, power points, ceiling spot lights, radiator.

### KITCHEN/DINING ROOM

15' 10" x 10' 5" (4.83m x 3.18m)

Tiled floor, wall, base and drawer units, space and plumbing for automatic washing machine, integrated dishwasher, space for larder fridge/freezer, single stainless steel sink and drainer, double electric oven and grill, tiled splash-backs, TV point, radiator, wall mounted gas boiler power points, spacious under-stairs cupboard, French doors to patio and rear garden.

### FIRST FLOOR LANDING

Fitted carpet, loft access, airing cupboard with slatted shelving, radiator and light.

### MASTER BEDROOM

12' 8 max" x 9' 11" (3.86m x 3.02m)

Fitted wardrobes, wood effect laminate flooring, window to front, radiator, centre ceiling light, power points,





telephone point, TV point, door to en-suite.

### **ENSUITE**

Ceramic tiled floor, fully tiled corner shower cubicle with Triton electric shower, pedestal wash-hand basin, tiled splash-backs, WC, window to front, shaver light and electric point, extractor fan, ceiling light, radiator.

### **BEDROOM TWO**

9' 5" x 8' 3" (2.87m x 2.51m)

Wood effect laminate flooring, window to rear, TV point, power points, radiator, centre light.

### **BEDROOM THREE**

Window to rear, fitted carpet, radiator, telephone point, TV point, power points, centre light.

### **BATHROOM**

Ceramic tiled floor, pedestal wash-hand basin, tiled splash-backs, WC, bath with mixer taps and shower attachment, radiator, centre light, extractor fan, window to side.

### **OUTSIDE**

At the side of the property is a block paved driveway providing ample off road parking, back gate accessing rear garden.

Rear garden laid to lawn, also there is a large decked patio area where to sit and enjoy the garden and alfresco dining, flower borders, the garden is enclosed with a wood panelled fence and there is a large garden shed. Outside power points, outside water tap, dusk til dawn outside lighting.

**EPC:** TBC

**Council Tax Band:** B

**Tenure:** Freehold



Ground and 1st Floor



For illustrative purposes only. Decorative finishes, fixtures & fittings do not represent the current state of the property. Measurements are approximate & not to scale. Floor plans made using RoomSketcher.

Ground and 1st Floor



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