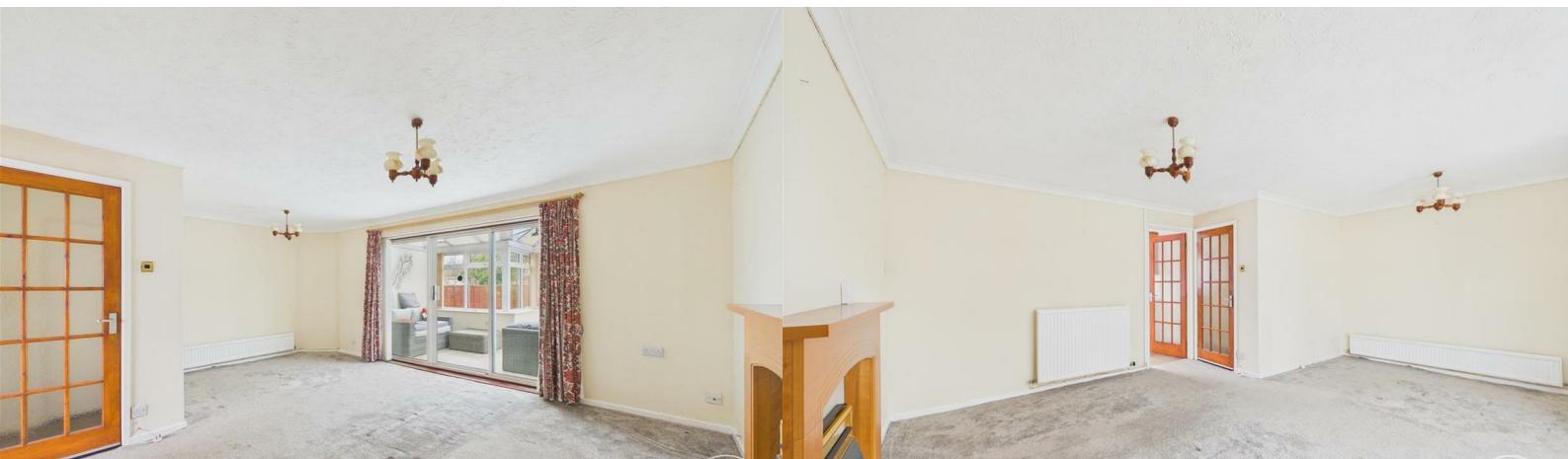




## Beaufort Drive Lydney, GL15 5QR

£275,000



\*\*\*VIRTUAL TOUR AVAILABLE\*\*\* A spacious three-bedroom semi-detached home offering excellent potential, situated in a desirable location with direct access to Lydney Lake and its scenic walks. The property benefits from a large rear garden, conservatory, garage, generous off-road parking and well-proportioned bedrooms. Offered to the market with no onward chain, this home is ideal for buyers looking to modernise and create their ideal family property in a superb setting.



The property is accessed via a partially glazed UPVC door into:

#### Porch

3'6 x 6'6 (0.94m x 1.98m)

Front aspect UPVC double glazed window, shelving and a frosted internal door providing access to the entrance hallway.

#### Entrance Hallway

13 x 6 (3.96m x 1.83m)

Stairs to first floor landing, radiator, power points and useful under-stairs storage cupboard. Door providing access to the lounge.

#### Lounge/Diner

13'6 x 18 (4.11m x 5.49m)

Spacious reception room featuring a gas fireplace with surround, large radiator and power points. Sliding aluminium double glazed doors lead through to the conservatory. Door providing access to the kitchen.

#### Kitchen

9 x 11'5 (2.74m x 3.48m)

Front aspect UPVC double glazed window and side aspect UPVC double glazed door providing access to the driveway and garage. Fitted with a range of base and wall units, space for oven,

washing machine and freezer, and housing the Ideal boiler.

#### Conservatory

12'9 x 11'2 (3.89m x 3.40m)

L-shaped conservatory with side and rear aspect UPVC double glazed windows, power points, fan heater, glazed roof and UPVC patio doors opening onto the rear garden.

#### First Floor Landing

9'2 x 6'1 (2.79m x 1.85m )

Airing cupboard, loft access and doors providing access to all bedrooms and bathroom.

#### Bedroom One

12'4 x 9'4 (3.76m x 2.84m)

Front aspect UPVC double glazed window, radiator and power points.

#### Bedroom Two

10'5 x 10'5 (3.18m x 3.18m)

Rear aspect UPVC double glazed window, radiator and power points.

#### Bedroom Three

6'10 x 8'4 (2.08m x 2.54m)

Front aspect UPVC double glazed window, radiator, power points and built-in shelving.

## Bathroom

6'2 x 7'4 (1.88m x 2.24m)

Rear aspect aluminium double glazed frosted window. Suite comprising close-coupled WC, wash hand basin with mixer tap, radiator and walk-in shower with electric Mira shower over.

## Outside

To the front of the property there is a driveway providing off-road parking for several vehicles, a lawned area, access to the front porch, side kitchen door and the garage.

To the rear, the garden features a central pathway and patio area with lawned sections to either side, a further patio seating area, and a rear gate providing direct access to Lydney Lake, offering beautiful walks and views.

## Garage

17'2 x 8'5 (5.23m x 2.57m )

The garage is accessed via a manual up-and-over door and benefits from power, lighting and a rear aspect single glazed window.



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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



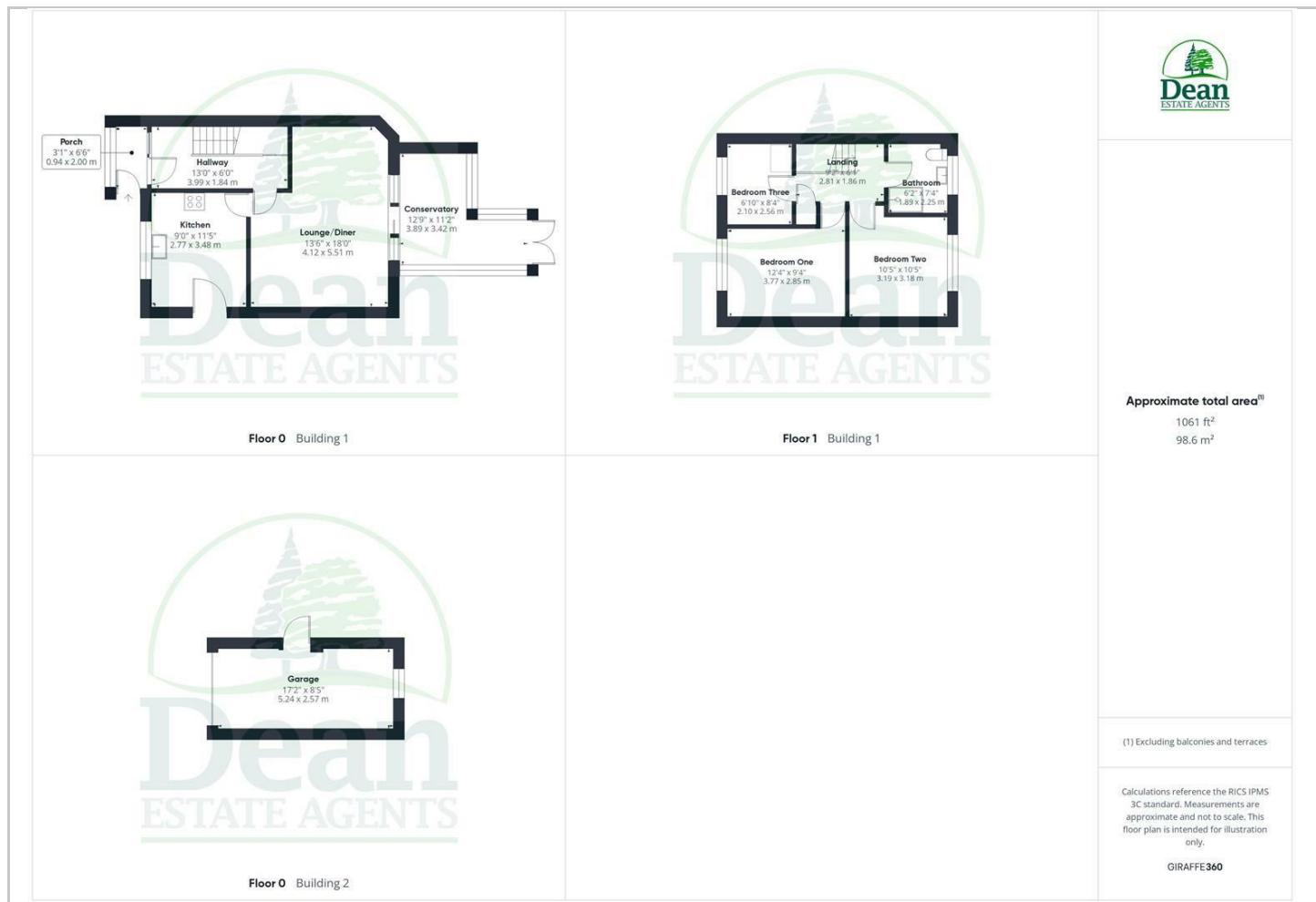
## Hybrid Map



## Terrain Map



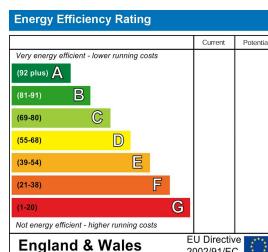
## Floor Plan



## 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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