



## Lancaster Drive

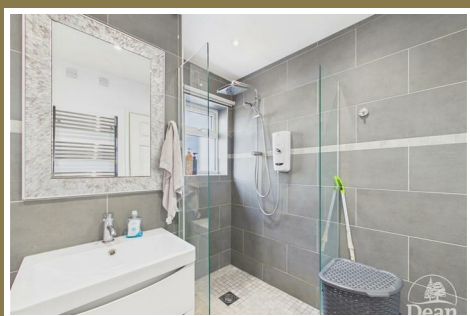
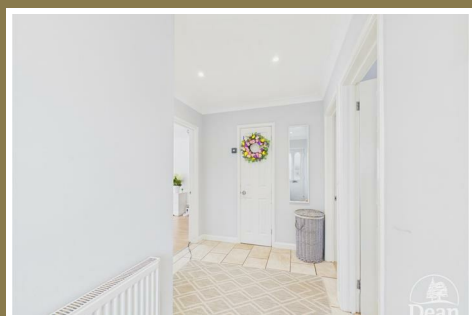
Lydney, GL15 5SJ

£260,000



\*\*\*VIRTUAL TOUR AVAILABLE\*\*\* Dean Estate Agents are pleased to offer this spacious and well-positioned two bedroom semi-detached bungalow, situated in the highly sought-after location of Lancaster Drive, Lydney. Offering generous and versatile accommodation throughout, the property benefits from two double bedrooms, a large lounge/dining room and a garage, making it an ideal purchase for those looking to downsize or for a small family.

Lydney has many amenities to include primary schools, secondary school, supermarkets, independent cafes and shops, doctors surgeries, pharmacies and parks. There are excellent transport links to the nearby towns and cities with a bus station and train station.



Approached via UPVC double glazed door:

#### Entrance Hallway:

Spacious entrance hallway, tiled throughout, cupboard housing boiler and additional storage, double panelled radiator, thermostat, TV and WIFI point with access to loft.

#### Kitchen:

Range of base and eye level units, four ring gas hob, integrated oven, space for under counter fridge, stainless steel sink with drainer, double panelled radiator and UPVC part double glazed door to garage.

#### Living / Dining Room:

Bright and large living space with plenty of plug sockets and UPVC double glazed patio doors to rear garden.

#### Bedroom One:

Large master bedroom with UPVC double

glazed window to front, double panelled radiator and built in wardrobe storage.

#### Bedroom Two:

Double bedroom, UPVC glazed window to front aspect, double panelled radiator and switchboard.

#### Shower Room:

Modern shower room fitted with W/C, wall mounted sink unit, walk-in rainfall shower, heated towel rail and UPVC frosted double glazed windows.

#### Garage:

Up and over garage door, power and lighting, plumbing for washing machine. Window and door to rear garden.

#### Rear Garden:

Tiered garden with a generous south-east facing laid to lawn section with a hard standing garden

shed. Leading out from the living room is a large patioed area perfect for outdoor entertaining.



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Tenanted Property – we are not always able to show the most recent condition of a property due to tenants' privacy and we may choose to show the photographs of the property when it was last vacant to at least allow clients some idea of the internal condition. Therefore, we would of course, urge you to view before making any decisions to purchase or rent the property and before any costs.

Energy Performance Certificates are supplied to us via a third party and we do not accept responsibility for the content within such reports.

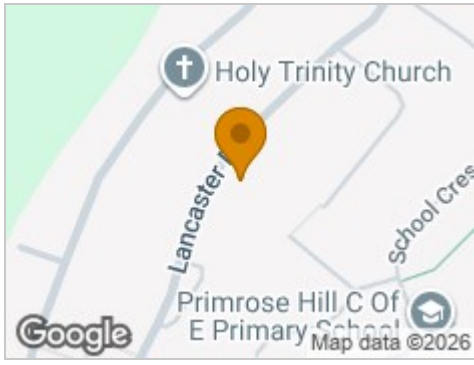
PRC Certificates – Some ex-local authority properties have been repaired in recent years using the PRC Scheme wherein a certificate has been produced by a qualified property engineer. This certificate does not imply the suitability for a mortgage approval and you must satisfy yourself of the work carried out that may meet your lenders criteria.

As with leasehold property or new build development sites, you are likely to be responsible for a contribution to management charges and/or ground rent or a contribution to the development service charge. Please enquire at the time of viewing.

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



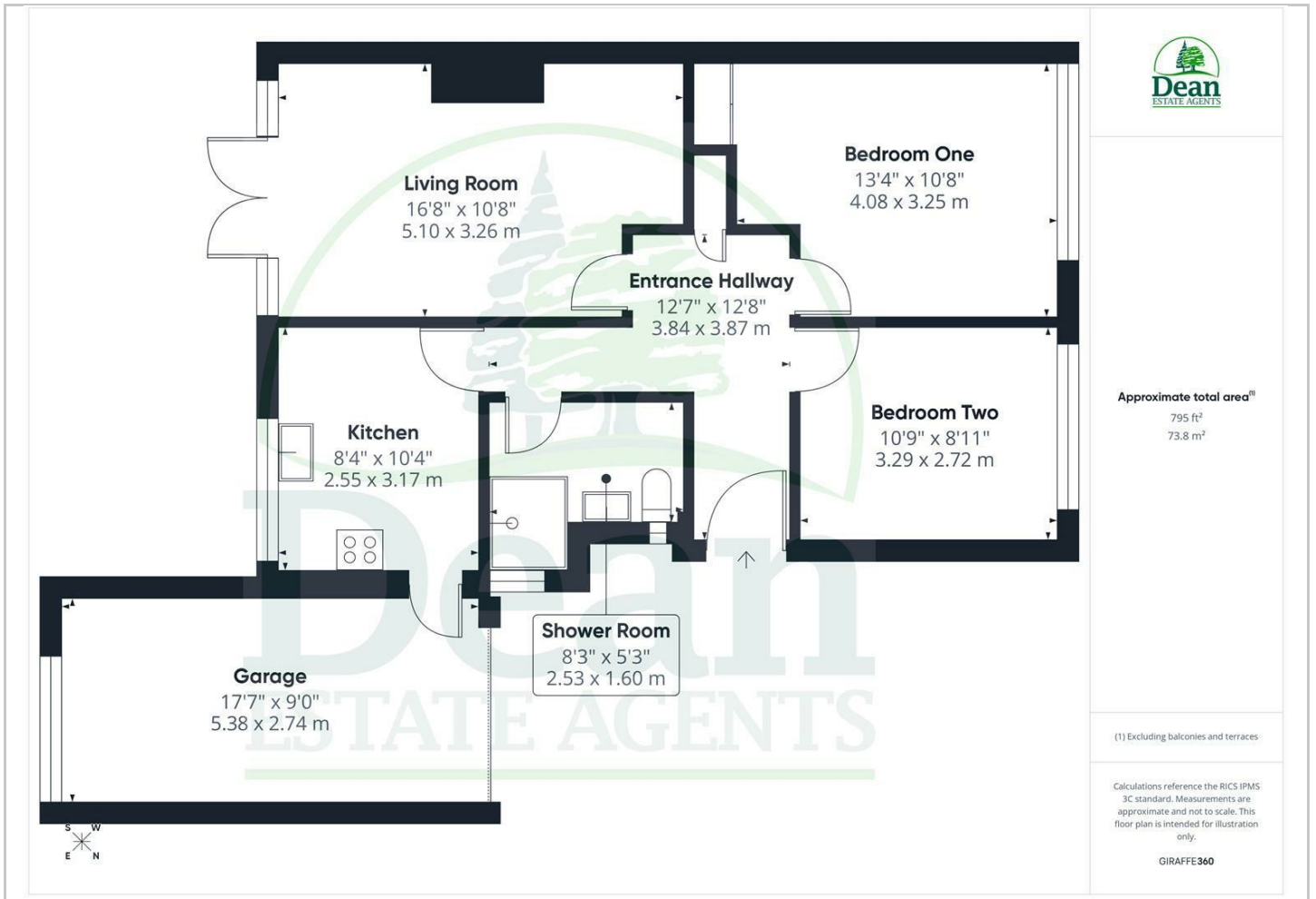
## Hybrid Map



## Terrain Map



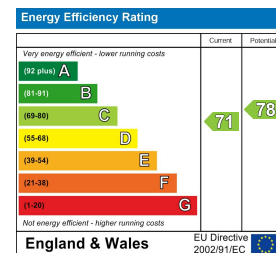
## Floor Plan



## 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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