



Lakeside Avenue

Lydney, GL15 5QB

£280,000



A well-presented two bedroom link-detached bungalow situated in a convenient location close to Lydney Town Centre. The property offers spacious and versatile accommodation throughout, benefitting from a modern fitted kitchen, good sized lounge and a stunning conservatory which adds further living space to the home.

The second bedroom is currently utilized as a dining room, creating flexible accommodation to suit a range of buyers. Further benefits include ample off-road parking and a beautifully terraced rear garden ideal for outdoor seating and entertaining.



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

Entrance Hallway:

4'2 x 7 (1.27m x 2.13m)

Front and side aspect UPVC double glazed frosted windows, radiator, power points and opening leading to:

Kitchen:

10'7 x 7 (3.23m x 2.13m)

Side aspect UPVC double glazed window, fitted with a range of wall, drawer and base mounted units, built-in oven, gas hob with extractor fan over, integrated fridge/freezer, space and plumbing for washing machine, stainless steel sink with mixer tap over, inset ceiling spotlights and power points.

Lounge:

20'2 x 10'10 (6.15m x 3.30m)

Front aspect UPVC double glazed window, radiator, television point and power points. Door leading to:

Inner Hallway:

2'8 x 5'5 (0.81m x 1.65m)

Doors leading to all further rooms, storage cupboard.

Shower Room:

6'1 x 6 (1.85m x 1.83m)

Side aspect UPVC double glazed frosted window, walk-in shower with mains shower overhead, close coupled WC, wash hand basin with mixer tap over, heated towel rail, easy wipe paneling, loft access and inset ceiling spotlights.

Bedroom One:

13'4 x 9'1 (4.06m x 2.77m)

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

Bedroom Two / Dining Room:

10'6 x 8'11 (3.20m x 2.72m)

Rear aspect UPVC double glazed door providing access into the conservatory, radiator and power points.

Conservatory:

9'1 x 17'9 (2.77m x 5.41m)

Rear aspect UPVC double glazed windows (privacy film glass) and double doors providing access out to the patio area. Glass roof with privacy film, radiator and power points. Internal UPVC double glazed door leading to:

Hobby Room

16'7 x 8'1 (5.05m x 2.46m)

Front aspect UPVC double glazed frosted door and window, rear aspect UPVC double glazed window, fitted desk area, base and drawer units, radiator and power points.

Outside:

To the front of the property it benefits from ample off-road parking to the front, laid to lawn area and a pathway leading to the front door.

To the rear of the property is a private patio

seating area with steps leading up to a further tier housing a garden shed. Additional steps lead to an elevated decked seating area, perfect for outdoor entertaining and relaxing. The garden is low maintenance and arranged over several tiers.



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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



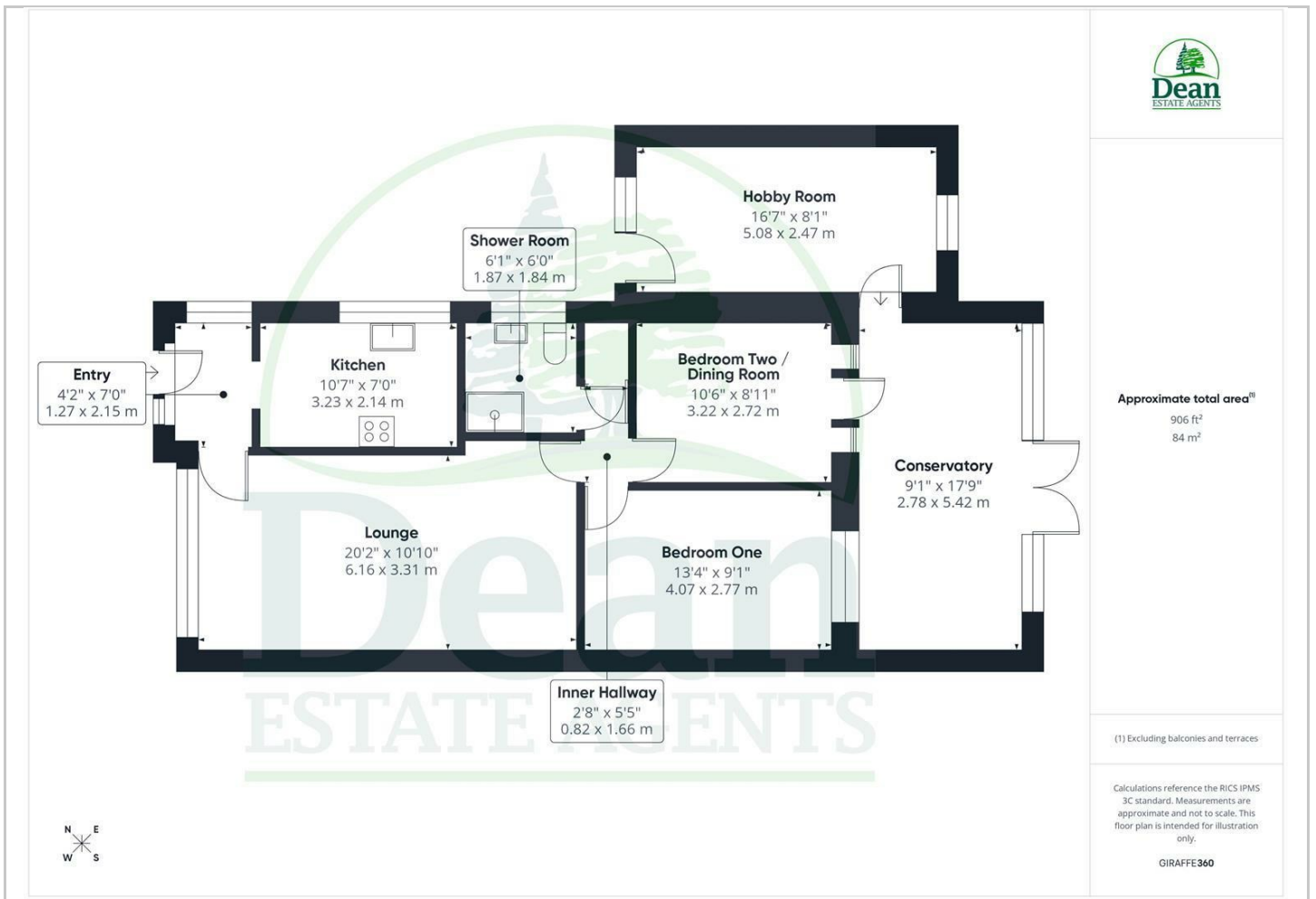
Hybrid Map



Terrain Map



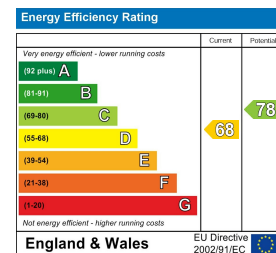
Floor Plan



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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