



73 Primrose Way

Lydney, Gloucestershire, GL15 5SQ

£275,000



NO ONWARD CHAIN ***VIRTUAL TOUR AVAILABLE*** Dean Estate Agents are delighted to offer to the market this family home in a sought after area of Lydney with integral garage and off road parking. The detached house comprises of three reception rooms to include a sizeable lounge, dining room and conservatory. The kitchen leads out into the garden. Upstairs there are three bedrooms and a family bathroom. The property is a fantastic size and would be a lovely family home, there is some renovation required to modernise it.

Lydney is a thriving town full of amenities. There are primary schools, a secondary school, supermarkets, independent shops and cafes, a beautiful park, a harbourside and woodland walks.

This property is not to be missed!



Approached via UPVC double glazed door into:

Entrance Porch:

4'1 x 4'1 (1.24m x 1.24m)

Large UPVC double glazed window with far reaching views, lighting.

Living Room:

13'4 x 11'9 (4.06m x 3.58m)

Power & lighting, TV point, window to front aspect and double panelled radiators.

Dining Room:

10'8 x 9'4 (3.25m x 2.84m)

Power & lighting, sliding UPVC doors to conservatory, double panelled radiator.

Kitchen:

10'6 x 10'0 (3.20m x 3.05m)

A range of base and eye level units, stainless steel sink with drainer, wall mounted boiler, under stairs storage cupboard, UPVC double glazed door to side access.

Conservatory:

7'8 x 10'1 (2.34m x 3.07m)

UPVC double glazed windows throughout, power & lighting, sliding door to rear garden.

First Floor Landing:

2'9 x 9'1 (0.84m x 2.77m)

Power & lighting, open stair case, access to loft, doors to bedrooms and bathroom.

Bedroom One:

11'11 x 11'9 (3.63m x 3.58m)

Window to front aspect, single panelled radiator, built in wardrobes.

Bedroom Two:

12'0 x 7'11 (3.66m x 2.41m)

Window to rear aspect with far reaching views, single panelled radiator, built in wardrobes.

Bedroom Three:

9'5 x 7'0 (2.87m x 2.13m)

Window to front aspect, single panelled radiator.

Shower Room:

6'2 x 7'7 (1.88m x 2.31m)

Frosted window to the rear, fitted walk-in shower, wash hand basin, double panelled radiator, storage cupboard housing hot water tank.

W.C.:
2'11 x 4'11 (0.89m x 1.50m)
Frosted window to rear, W.C..

Garage:
8'0 x 15'10 (2.44m x 4.83m)
Up and over door, power & lighting.

Outside:
To the front of the property there is garden

space with off road parking which leads to the garage.

To the rear is private tiered garden areas, with access to the side of the property.



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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



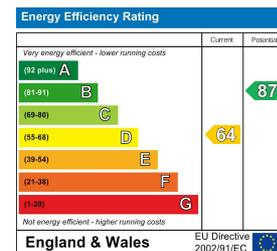
Floor Plan



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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