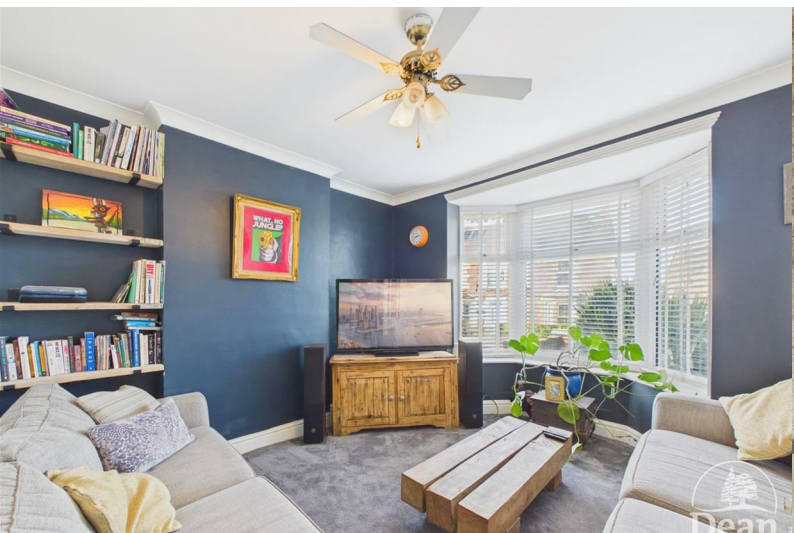




Tutnalls Street

Lydney, GL15 5PG

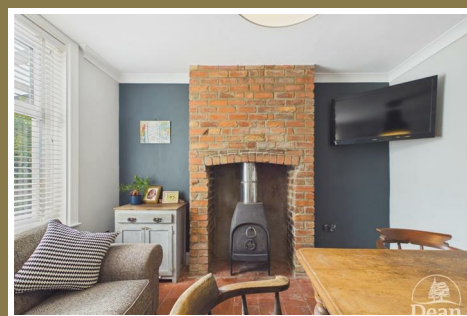
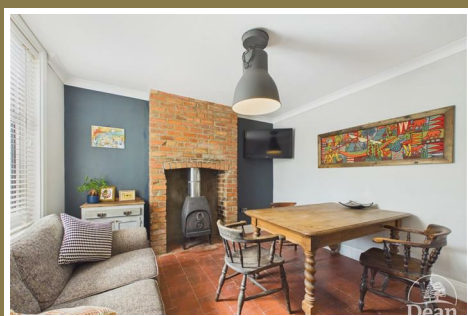
£275,000



VIRTUAL TOUR AVAILABLE A well-presented and generously proportioned three-bedroom semi-detached home, boasting a wealth of attractive traditional features throughout. The property offers excellent living accommodation, including two spacious reception rooms currently utilized as a comfortable lounge and separate dining room, along with three well-sized bedrooms.

To the rear is a generous garden, offering a good degree of privacy and plenty of scope for landscaping, with the potential to create off-road parking to the rear, subject to the necessary permissions.

This property is situated in a convenient and sought after location close to Lydney town. The town centre of Lydney, gives easy access to local shops and supermarkets, doctors surgery's, public houses and restaurants, leisure centre with swimming pool, gym, train station and local bus routes, church's & chapels, primary schools & senior school. Easy access to Chepstow, Bristol, Gloucester, M5 & M4. Being situated in the Forest of Dean, Gloucestershire, there are many woodland walks, woodland cycle tracks, river walks & lovely countryside and much more.



Entrance Porch:

2'11 x 3'2 (0.89m x 0.97m)

Lighting and fuse box.

Entrance Hallway:

10'10 x 3'2 (3.30m x 0.97m)

Power and lighting, double panelled radiator and stairs to first floor.

Living Room:

10'7 x 12'2 (3.23m x 3.71m)

UPVC double glazed bay window to front aspect, double panelled radiator, shelved storage WiFi and tv point.

Dining Room:

11'11 x 12'6 (3.63m x 3.81m)

Spacious dining room/additional living space with double panelled radiator, UPVC double glazed window to rear garden and decorative restored fireplace.

Kitchen:

11'7 x 8'0 (3.53m x 2.44m)

Range of base and eye level units, Range Master five ring gas oven, space and plumbing for

washing machine, one and a half bowl sink with drainer, wall mounted boiler, under stairs storage cupboard and UPVC double glazed window to side, UPVC double glazed door to rear garden.

Utility Room:

2'6 x 6'11 (0.76m x 2.11m)

Space and plumbing for Washing machine, tumble dryer and fridge freezer, power, lighting and plumbing.

Downstairs Family Bathroom:

5'7 x 7'4 (1.70m x 2.24m)

Bath with shower over, W/C, wash hand basin, heated towel rail and voluble glazed frosted window to rear garden.

Upstairs W/C:

2'9 x 2'3 (0.84m x 0.69m)

Corner wall mounted wash hand basin, UPVC double glazed window to rear garden, W/C.

Bedroom Three:

8'5 x 7'11 (2.57m x 2.41m)

UPVC double glazed window to rear garden, single panelled radiator.

Bedroom Two:

11'11 x 9'11 (3.63m x 3.02m)

Double bedroom with UPVC double glazed window to rear garden and double panelled radiator.

Bedroom One:

10'5 x 13'3 (3.18m x 4.04m)

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

En-Suite:

5'2 x 2'3 (1.57m x 0.69m)

W/C and wash hand basin.

Loft Access:

2'5 x 1'9 (0.74m x 0.53m)

Power and lighting access to cupboard with ladder to loft space.

Loft Space:

10'11 x 14'2 (3.33m x 4.32m)

Power and lighting.

Rear Garden:

Side gates for rear access with double gates for the access for potential driveway. Mainly laid to lawn with large concrete base for potential garden rooms/garage.



Consumer Notes: Dean Estate Agents Ltd have prepared the information within this website/brochure with care and co-operation from the seller. It is intended to be indicative rather than definitive, without a guarantee of accuracy. Before you act upon any information provided, we request that you satisfy yourself about the completeness, accuracy, reliability, suitability or availability with respect to the website or the information, products, services, or related graphics contained on the website for any purpose. These details do not constitute any part of any Offer, Contract or Tenancy Agreement. Photographs used for advertising purposes may not necessarily be the most recent photographs, although every effort is made to update photographs at the earliest opportunity. Any reliance you place on such information is therefore strictly at your own risk. All photographic images are under the ownership of Dean Estate Agents Ltd and therefore Dean Estate Agents retain the copyright. You must obtain permission from the owner of the images to reproduce them. Tenanted Properties – 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



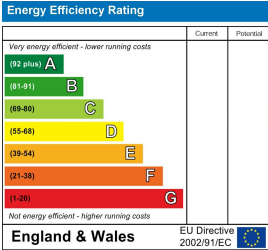
Floor Plan



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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