



## Lych Gate Mews

Lydney, GL15 5TJ

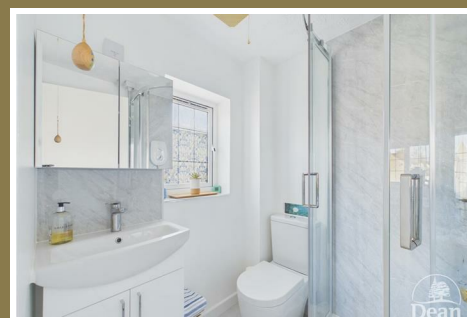
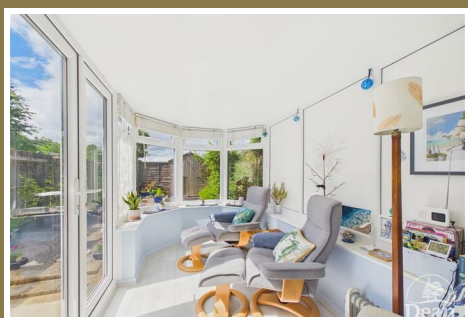
£275,000



Dean Estate Agents are delighted to offer this well-presented and economical three bedroom end terrace home, situated in the highly sought-after and rarely available location of Lych Gate Mews, Lydney. Benefitting from owned solar panels and an exceptional EPC B rating, the property offers energy-efficient living alongside spacious and well-balanced accommodation throughout.

The ground floor comprises a generous lounge, separate dining room and kitchen, with the added benefit of a bright and versatile sun room overlooking the garden. Upstairs, there are three well-proportioned bedrooms, with the master bedroom benefitting from a newly fitted en-suite, along with a family bathroom.

Externally, the property benefits from off-road parking to the front and a private, low-maintenance rear garden with a private rear outlook onto fields, making this a fantastic all-round home.



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

#### Entrance Hallway:

3'3 x 4'3 (0.99m x 1.30m)

Radiator, power points and doors leading to lounge and downstairs W.C.

#### Downstairs W.C.

2'8 x 4'1 (0.81m x 1.24m)

Front aspect UPVC double glazed frosted leaded window, close-coupled WC, wash hand basin with tiled splashback, radiator and fuse board.

#### Lounge:

15'3 x 12'10 (4.65m x 3.91m)

Front aspect UPVC double glazed leaded window, two radiators, power points, television point, feature electric fireplace with surround and stairs leading to the first floor with under stairs storage. Door leading to:

#### Dining Room:

7'5 x 8'5 (2.26m x 2.57m)

Radiator and power points, sliding UPVC double glazed doors leading to the sun room and archway opening into:

#### Kitchen:

7'7 x 8'5 (2.31m x 2.57m)

Rear aspect UPVC double glazed leaded window, fitted with a range of wall, base and drawer units,

stainless steel sink and drainer with mixer tap, space for oven, washing machine and fridge/freezer, tiled splashback, extractor fan, Worcester boiler and power points.

#### Sun Room:

5'10 x 10'8 (1.78m x 3.25m)

Rear and side aspect UPVC double glazed windows, insulated tiled roof, power points and side aspect UPVC double glazed doors providing access to the garden.

#### First Floor Landing:

3'1 x 10'3 (0.94m x 3.12m)

Loft access, power points and airing cupboard.

#### Bedroom One:

8'7 x 8'5 (2.62m x 2.57m)

Front aspect UPVC double glazed leaded window, radiator, power points and built-in wardrobe with mirrored sliding doors. Door leading to:

#### En-Suite:

5'2 x 5 (1.57m x 1.52m)

Side aspect UPVC double glazed frosted leaded window, walk-in shower with electric shower and easy-clean panelled surround, close-coupled WC, vanity wash hand basin with mixer tap, heated towel rail, shaver point and extractor fan.

### Bedroom Two:

8'6 x 7'9 (2.59m x 2.36m)

Rear aspect UPVC double glazed leaded window, radiator, power points, television point and built-in wardrobe with mirrored sliding doors.

### Bedroom Three:

6'6 x 8'8 (1.98m x 2.64m)

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

### Bathroom:

6'5 x 5'7 (1.96m x 1.70m)

Rear aspect UPVC double glazed frosted leaded

window, panelled bath with mixer taps and shower attachment over, close-coupled WC, wash hand basin, radiator, shaver point and extractor fan.

### Outside:

To the front of the property there is off-road parking for two vehicles with a pathway leading to the front entrance.

The rear garden is designed for low maintenance, offering a patio area leading to a decorative stone garden with paved pathway to a shed. The garden enjoys a private aspect and is fully enclosed by fencing with side access.



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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.

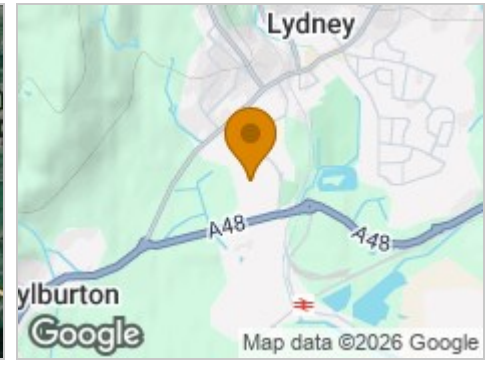
## Road Map



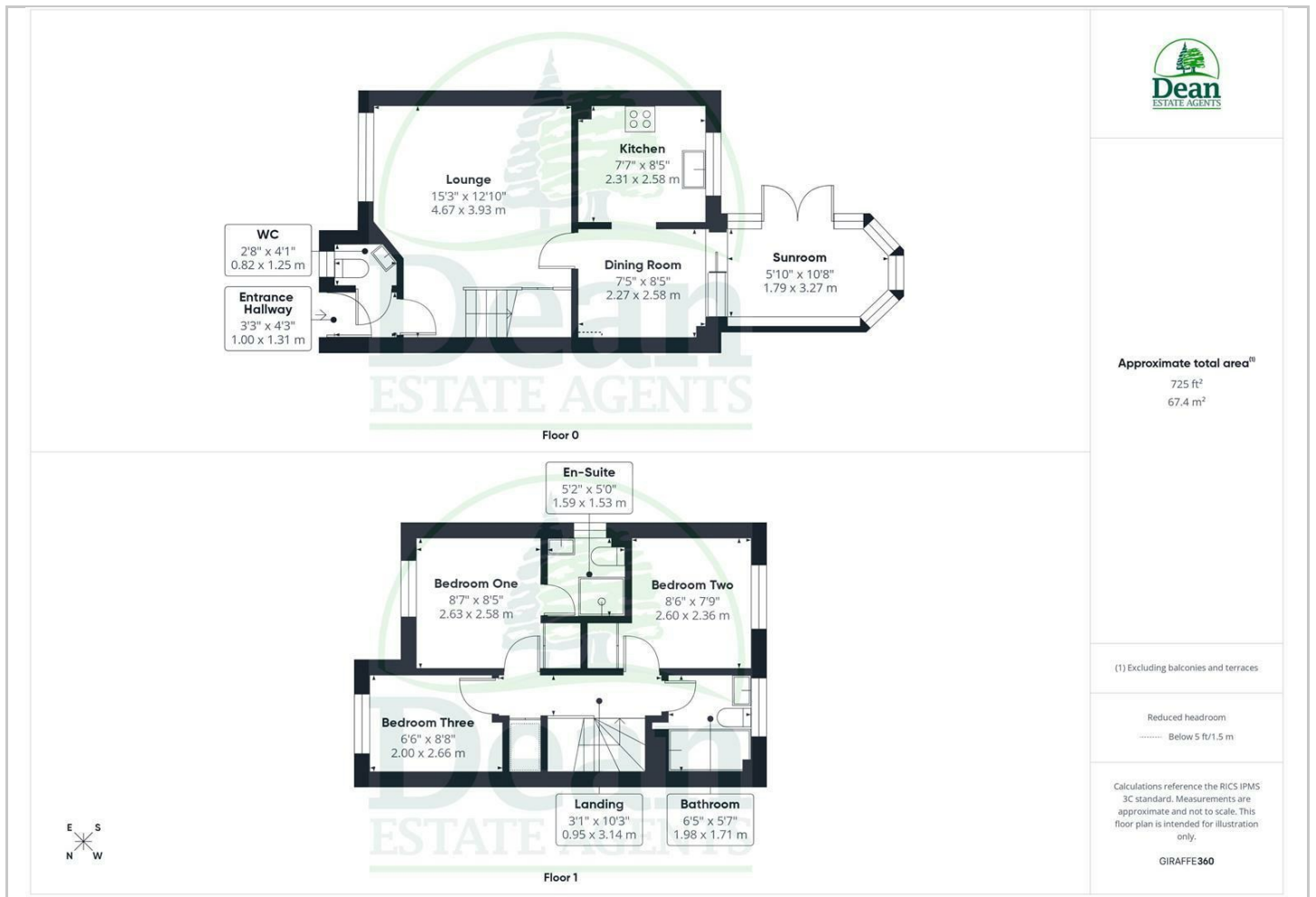
## Hybrid Map



## Terrain Map



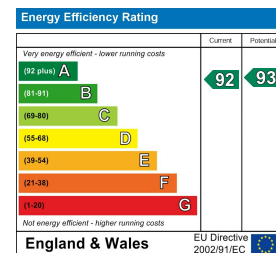
## Floor Plan



## 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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