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ESTATE AGENTS

# Bath Place

, Lydney, GL15 5RR

£155,000

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# 1A Bath Place, Lydney, GL15 5RR

***VIRTUAL YOUR AVAILABLE*** A beautifully presented one-bedroom property, ideal for first-time buyers or investors alike! Offering stylish, modern accommodation including a contemporary fitted kitchen, a well-appointed shower room and a comfortable bedroom, this attractive home also benefits from a bright and welcoming living space.

Outside, the property boasts a charming, low-maintenance courtyard garden, perfect for relaxing or entertaining, together with the added advantage of off-road parking. An excellent opportunity for those seeking a well-presented home with outdoor space and convenient parking.

Sat within a short walking distance to the town centre, residents will enjoy easy access to a variety of shops, cafes, and amenities. Additionally, the proximity to local schools makes it a perfect choice for families seeking a community-oriented environment.






## Kitchen:
6'9 x 10'3 (2.06m x 3.12m )

Newly fitted modern kitchen with range of base and eye level units, electric hob and oven, integrated dishwasher, washing machine and under counter fridge, composite sink and brand new wall mounted boiler.

## Living/Dining Room:
14'8 x 9'1 (4.47m x 2.77m)

Spacious living room with UPVC double glazed window to side aspect and two double panelled radiator.

## Bedroom:
11'7 x 9'3 (3.53m x 2.82m)

Double bedroom with double panelled radiator, UPVC double glazed window to front aspect and additional shelving and hanging rail for storage.

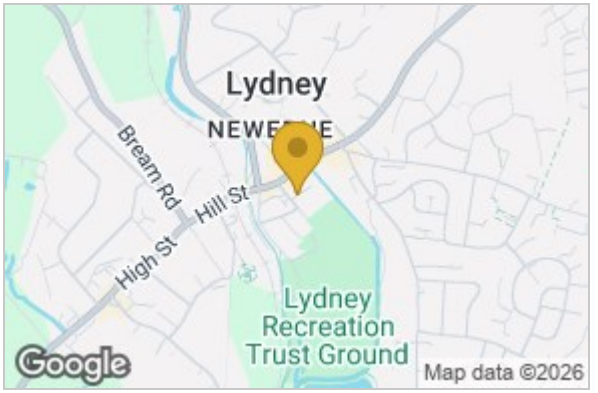
## En-Suite:
4'1 x 6'8 (1.24m x 2.03m)

Newly fitted suite with walk-in shower, W/C and wash hand basin with built in storage, extractor fan and heated towel rail.

## Courtyard:

Sizeable, fully enclosed, easily maintainable courtyard with space for seating and entertaining.

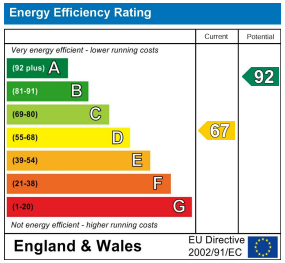
## Area Map




## Floor Plan




## Energy Efficiency Graph




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