



Woodland Rise

Lydney, GL15 5LJ

£290,000



A well-presented two bedroom semi-detached bungalow situated in a popular residential area, within walking distance of Lydney Town Centre. The property benefits from two well-proportioned bedrooms, garage and off-road parking, open plan lounge and dining accommodation, utility room and a tiered rear garden enjoying views towards the River Severn.

The town of Lydney has many amenities to include primary schools, secondary school, supermarkets, independent cafes and shops, doctors surgeries, pharmacies and parks. There are excellent transport links to the nearby towns and cities with a bus station and train station.



Accessed via a partially glazed UPVC door into:

Porch:

3'2 x 4'0 (0.97m x 1.22m)

Front aspect UPVC double glazed frosted window and further frosted UPVC door leading into the entrance hallway.

Entrance Hallway:

9'0 x 4'4 (2.74m x 1.32m)

Radiator, power points and internet point, with doors leading to both bedrooms, the bathroom and dining room.

Bedroom One:

10'0 x 10'10 (3.05m x 3.30m)

Front aspect UPVC double glazed window with fitted wooden slatted blinds, fitted wardrobes with sliding doors providing hanging and shelving space, radiator and power points.

Bedroom Two:

9'1 x 8'10 (2.77m x 2.69m)

Front aspect UPVC double glazed window with fitted shutter blinds, radiator and power points.

Bathroom:

5'9 x 9'4 (1.75m x 2.84m)

Side aspect UPVC double glazed frosted window, vanity wash hand basin with mixer tap, close coupled WC, panelled bath with mixer tap and shower attachment including rainfall shower, heated towel rail and airing cupboard housing the Baxi combination boiler.

Dining Room:

11'10 x 14'10 (3.61m x 4.52m)

Central reception room with radiator, power points and feature electric fireplace. Opening through to the lounge and door leading to the kitchen.

Living Room:

13'2 x 11'9 (4.01m x 3.58m)

Rear aspect sliding UPVC doors providing access to the patio and garden, radiator, television point and power point.

Kitchen:

8'3 x 9'0 (2.51m x 2.74m)

Range of wall and base units, side aspect UPVC double glazed window, stainless steel sink unit with mixer tap, space for dishwasher, space for oven, space for fridge/freezer, heated towel rail, inset spotlights and power points. Opening leading into:

Utility Room:

9'7 x 5'3 (2.92m x 1.60m)

Range of base units, space and plumbing for washing machine and tumble dryer, radiator, inset spotlights, extractor fan, side aspect UPVC double glazed window and UPVC frosted door giving access to the outside.

Cloakroom:

2'10 x 5'1 (0.86m x 1.55m)

Rear aspect UPVC double glazed frosted window, close coupled WC, wash hand basin with mixer tap, heated towel rail, extractor fan and inset spotlights.

Garage:

Accessed via a manual up-and-over door and benefits from power, lighting and a workbench area.

Outside:

To the front of the property you have a driveway suitable for several vehicle's with a pathway leading to the front door with a pebbled border.

The rear garden is arranged over several tiers, beginning with a spacious patio seating area ideal for entertaining, steps leading up to a lawned garden and further vegetable growing area to the rear. The upper section offers a further terraced seating area enjoying attractive views towards the River Severn.



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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



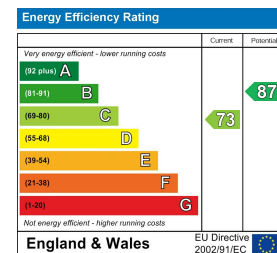
Floor Plan



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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