



## Woodland Rise

Lydney, GL15 5LN

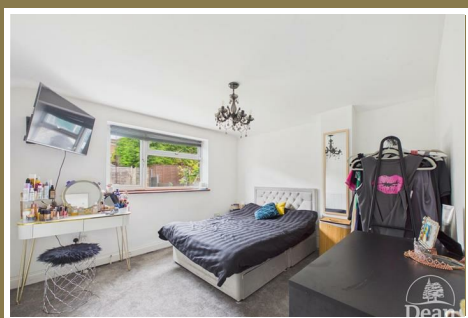
£250,000



A well presented three bedroom terraced property, benefitting from stunning open plan living accommodation together with a low maintenance rear garden and off-road parking. Conveniently situated within close reach of Lydney Town Centre, the property offers modern living throughout.

Internally, the property benefits from a large open plan lounge, dining and kitchen area creating an ideal entertaining and family space. Upstairs offers three well proportioned bedrooms together with a modern shower room.

Outside, the property enjoys a low maintenance terraced rear garden together with a garage and ample parking to the front.



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

#### Entrance Hallway:

Radiator, power points and stairs leading to first floor landing.

#### Open Plan Lounge / Diner / Kitchen:

A fantastic open plan living space split into individual areas:

#### Lounge:

Rear aspect UPVC double glazed patio doors providing access onto the rear garden, radiator, power points and inset ceiling spotlights.

#### Dining Area:

Open through from the lounge and kitchen areas with understairs storage space and additional room for dining furniture.

#### Kitchen Area:

Rear aspect UPVC double glazed window, fitted with a range of wall, drawer and base mounted units, built-in oven, integrated microwave, integrated dishwasher, induction

hob with extractor fan over, space for fridge freezer, space and plumbing for washing machine, one and a half bowl sink with mixer tap over and inset ceiling spotlights.

#### First Floor Landing:

Front aspect UPVC double glazed window, power points and doors leading into all first floor accommodation.

#### Bedroom One:

Rear aspect UPVC double glazed window, radiator and power points.

#### Bedroom Two:

Rear aspect UPVC double glazed window, radiator and power points.

#### Bedroom Three:

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

#### Shower Room:

Front aspect UPVC double glazed frosted window, walk-in shower with rainfall shower overhead, close coupled WC, wash hand basin with tap over and heated towel rail.

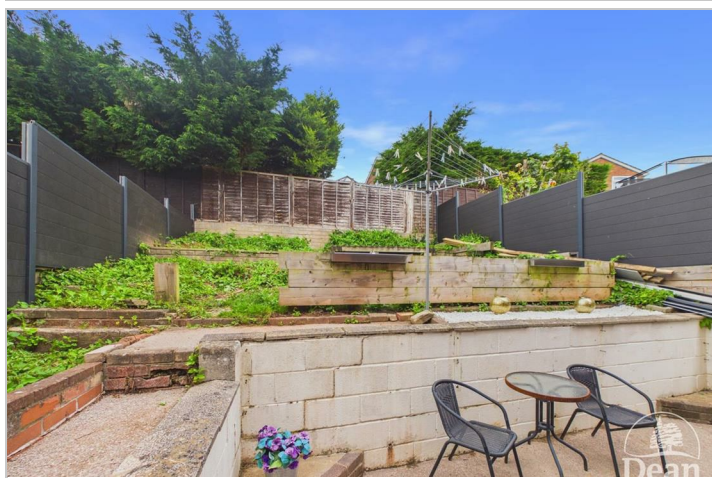
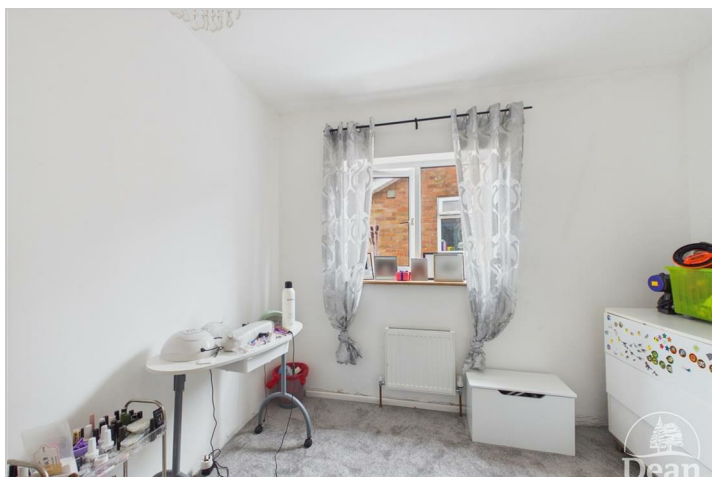
## Outside:

To the front of the property there is off-road parking for several vehicles together with access to the garage.

To the rear is a low maintenance terraced garden comprising decking area and enclosed by fencing with side access, creating an ideal outdoor seating and entertaining space.

## Garage:

Accessed via electric up and over door and benefitting from power and lighting.



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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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