



## Kingfisher Drive

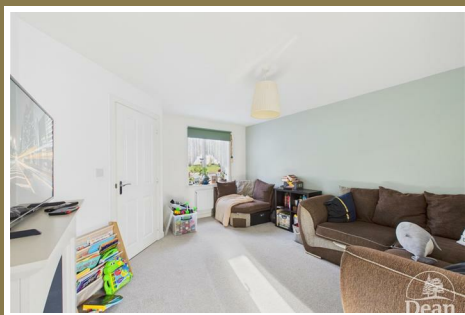
Lydney, Gloucestershire, GL15 5FX

£250,000



\*\*\*VIRTUAL TOUR AVAILABLE\*\*\* Set on the popular Kingfisher Drive, this well-presented three bedroom home enjoys around seven years remaining on the NHBC guarantee and offers smart, modern living with generous proportions throughout. Highlights of the home include a light-filled kitchen/dining room with double doors to the rear garden, a convenient downstairs cloakroom, and an en-suite shower room to the main bedroom, plus off road parking for two vehicles.

Set on the southern edge of the Forest of Dean and close to the Severn Estuary, Lydney is a well-connected town that blends everyday convenience with open countryside and waterside walks. The town centre offers a good range of shops, cafés, pubs and amenities, making it a practical and popular base for families and commuters alike.



#### Entrance Hallway:

3'9 x 8'4 (1.14m x 2.54m)

Radiator, power points and stairs to first floor landing. Herringbone style flooring. Doors provide access to the downstairs cloakroom and lounge.

#### Downstairs Cloakroom:

3'0 x 5'6 (0.91m x 1.68m)

Front aspect UPVC double glazed frosted window. Suite comprising close-coupled WC, wash hand basin with mixer tap, radiator, herringbone style flooring and wall-mounted fuse board.

#### Lounge:

12'0 x 14'3 (3.66m x 4.34m)

Front aspect UPVC double glazed window, radiator, electric fireplace, TV point and power points. Useful under-stairs storage cupboard. Door providing access to the kitchen/diner.

#### Kitchen/Dining Room:

15'2 x 8'8 (4.62m x 2.64m)

Fitted with a range of wall, base and drawer units, built-in oven, gas hob with extractor hood, space for dishwasher, washing machine and freezer. Cupboard housing the boiler. Dining area with radiator, power points and UPVC double glazed double doors opening onto the rear garden.

#### First Floor Landing:

3'4 x 5'10 (1.02m x 1.78m)

Airing cupboard, loft access with a ladder (the loft is fully boarded having been converted professionally with lighting and shelves), power points and doors providing access to all bedrooms and the bathroom.

#### Bedroom One:

9'6 x 9'6 (2.90m x 2.90m)

Front aspect UPVC floor-to-ceiling double glazed window, radiator, power points and over-stairs storage cupboard. Door providing access to the en-suite.

#### En-Suite:

5'3 x 5'8 (1.60m x 1.73m)

Front aspect UPVC double glazed window. Suite comprising walk-in shower with fully tiled surround and mains-fed shower, wash hand basin with mixer tap, close-coupled WC, radiator and extractor fan.

#### Bedroom Two:

8'9 x 7'5 (2.67m x 2.26m)

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

#### Bedroom Three:

6'1 x 7'6 (1.85m x 2.29m)

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



**Bathroom:**

5'6 x 5'10 (1.68m x 1.78m)

Side aspect UPVC double glazed frosted window.  
Suite comprising panelled bath, wash hand basin with mixer tap, close-coupled WC and radiator.

**Outside:**

To the front of the property there is off-road parking for two vehicles.

To the rear, the garden features a small patio seating area leading to a lawn, fully enclosed by fencing with side access.



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 Property – 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.

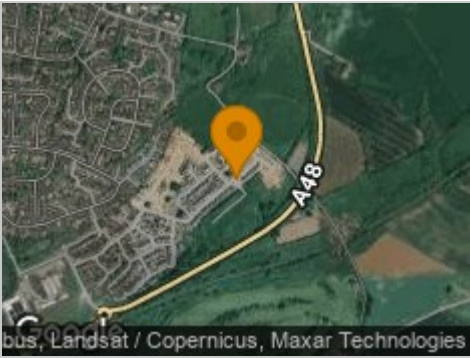
As with leasehold property or new build development sites, you are likely to be responsible for a contribution to management charges and/or ground rent or a contribution to the development service charge. Please enquire at the time of viewing.

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.

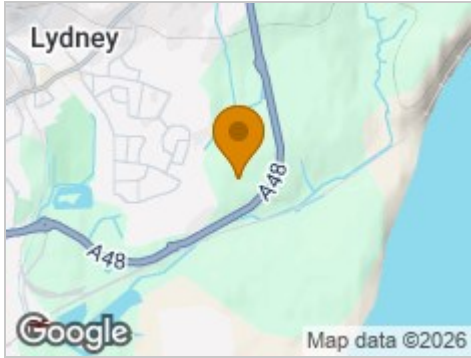
Road Map



Hybrid Map



Terrain Map



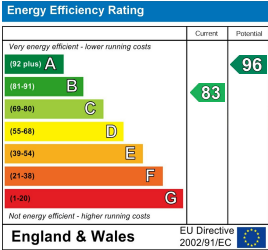
Floor Plan



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.