



**Edwin Jones Way, Lydney GL15 5FL**

**welcome to**

## **Edwin Jones Way, Lydney**

\*\*\*SHARED OWNERSHIP\*\*\*SOUTH FACING\*\*\* A Two bedroom end-terraced family home located in the sought after location of Lydney.

Accommodation comprises; Entrance hall, cloakroom, lounge, kitchen, two double sized bedrooms and family bathroom. Further benefits from an enclosed rear garden.

### **Entrance Hall**

Double glazed door to front, under stairs cupboard, radiator

Fully enclosed by boundary fence, patio laid to lawn, gated side access

### **Cloakroom**

W/c, wash hand basin, wall mounted fusebox, radiator, tile effect vinyl flooring

### **Lounge**

14' 9" x 14' 9" ( 4.50m x 4.50m )

Double glazed door & window to rear, radiator

### **Kitchen**

8' 9" x 8' 3" ( 2.67m x 2.51m )

Double glazed window to front, a modern fitted kitchen with both wall and floor units with work surfaces over, upstands, stainless steel sink and drainer, tiled splashback, electric oven, gas hob, stainless steel splashback, cooker hood over, space for washing machine & dishwasher, space for fridge freezer, spotlights

### **Landing**

Store cupboard, loft access

### **Bedroom One**

14' 9" x 11' ( 4.50m x 3.35m )

Two double glazed windows to rear, radiator

### **Bedroom Two**

15' 5" x 8' 3" ( 4.70m x 2.51m )

Two double glazed windows to rear, radiator

### **Bathroom**

Double glazed window to front, w/c, wash hand basin, bath with shower, combi boiler housed by cupboard, tile effect vinyl flooring

### **Rear Garden**





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## Edwin Jones Way, Lydney

- 60% Share
- Two Bed End-Terraced
- Lounge / Diner
- Cloakroom
- Off Street Parking

Tenure: Leasehold EPC Rating: B

Council Tax Band: B Service Charge: 687.48

Ground Rent: 2700.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Oct 2020. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £135,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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Property Ref:  
CPS105191 - 0004

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