



## 47 Barnett Way

Lydney, GL15 5FS

£260,000





\*\*\*VIRTUAL TOUR AVAILABLE\*\*\* Dean Estate Agents are proud to offer to the market this immaculately presented three bedroom, end of terrace property with NO ONWARD CHAIN!!

The property offers two sizable double bedrooms and a third bedroom perfect for a nursery or home office. Downstairs offers a large living room leading to a bright kitchen/diner leading straight to the rear garden.

This property sits in a great location where there really is something for everyone! There is Lydney train station 3.2 miles away with fantastic transport links. There are multiple primary schools and secondary schools to choose from. Lydney town centre is filled with cafes, boutiques, doctor surgeries, dentist, free houses and many more!



Approached via UPVC Double Glazed door:

#### Entry Hallway:

Power and lighting, double panelled radiator, electrical switchboard and access to downstairs W/C.

#### Downstairs W/C:

W/C, standing sink unit, double panelled radiator, hanging space and frosted UPVC double glazed window to front.

#### Living Room:

Large bright room with UPVC double glazed window to front aspect, double panelled radiator, multiple power points with USB points, thermostat and stairs.

#### Kitchen/Diner:

Sizable kitchen/diner with a range of base and eye level units, four ring gas hob, integrated dishwasher and washing machine and space fridge/freezer. The dining area leads to UPVC double glazed patio doors to rear garden.

#### First Floor Landing:

Power and lighting, access to loft, double panelled radiator and airing cupboard for additional storage.

#### Bedroom One:

Spacious double bedroom with built in wardrobes with mirrored doors, double panelled radiator and a UPVC double glazed window to front aspect.

#### En-Suite:

Walk-In shower, standing sink unit, W/C, double panelled radiator and frosted UPVC frosted double glazed window to side.

#### Family Bathroom:

W/C, standing sink unit, bath, double panelled radiator and frosted UPVC double glazed window to rear.

#### Bedroom Two:

Double bedroom with UPVC double glazed

window with rear views of the duck pond, double panelled radiator and plug sockets throughout.

**Bedroom Three:**

Bright and airy third bedroom with UPVC double glazed window to front aspect and a double panelled radiator.

**Outside:**

Private rear garden with patioed area and path leading out to grassed area, surrounded by trees, planters and grape vines. Access around to the side of the property through lean to/outbuilding to

front of property.

The property boasts two parking spaces to the front surrounded by landscaped greens and nice views. The property also offers an EV charger conveniently positioned by the parking spaces.

**Lean to/Outbuilding:**

This outbuilding offers additional garage/shed storage. This also provides access from the front of the property to the rear garden.



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Equipment: Dean Estate Agents have not tested the equipment or any central heating system mentioned in these particulars and the purchaser is advised to satisfy themselves as to the working order and condition of any related equipment.

Tenure: We are advised freehold.

Agents Note: Please contact Dean Estate Agents for an updated brochure if applicable.

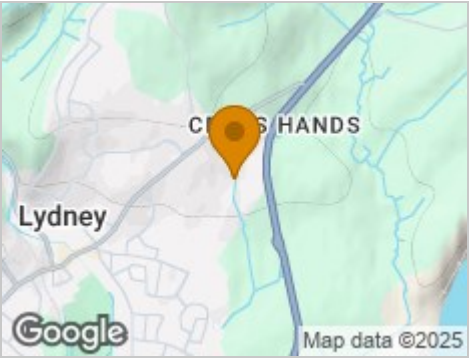
Road Map



Hybrid Map



Terrain Map



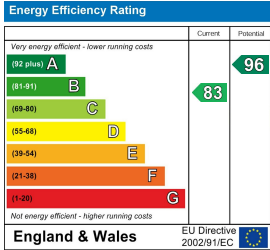
Floor Plan



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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