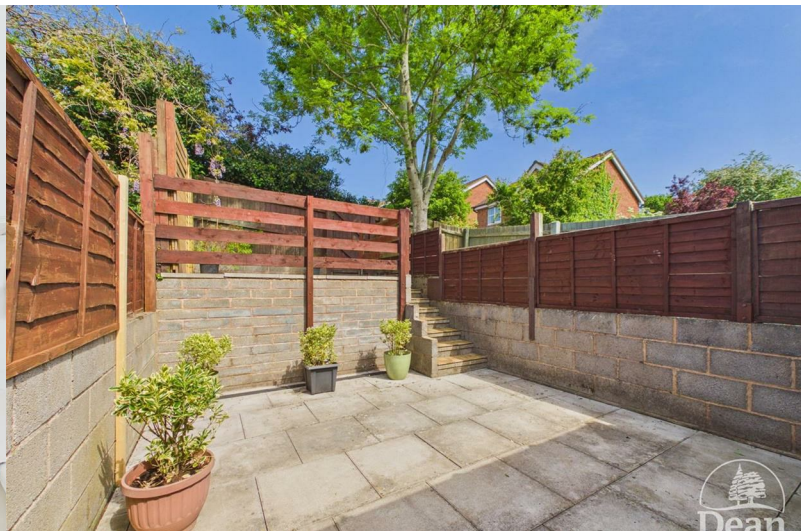




Octavia Place

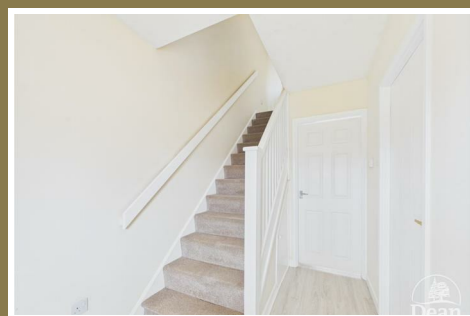
Lydney, GL15 5NX

£195,000



VIRTUAL TOUR AVAILABLE Perfect for FIRST TIME BUYER or INVESTORS, this two bedroom end of terrace property offers spacious downstairs living throughout and a low maintenance rear garden perfect for entertaining.

The property is situated in Lydney offering local schools, convenience shops and public houses with a further range of amenities in the nearby town of Chepstow. The location also benefits from great transport links including a reliable bus route and railway links with the A48, M48 and M4 motorway networks bringing Newport, Cardiff, Chepstow, Bristol and Gloucester within easy commuting distance. MUST BE VIEWED!



Approached via UPVC frosted double glazed door:

Entrance Hallway:

9'3 x 5'11 (2.82m x 1.80m)

Spacious entryway with single panelled radiator and stairs to first floor.

Living Room:

12'6 x 12'5 (3.81m x 3.78m)

Double panelled radiator, phone, wifi and tv point, double glazed sliding doors to conservatory.

Conservatory:

8'9 x 8'5 (2.67m x 2.57m)

Power, UPVC double glazed throughout, UPVC double glazed door to rear garden.

Kitchen:

9'2 x 9'6 (2.79m x 2.90m)

Range of base and eye level units, sink with

drainer, space for fridge/freezer, space and plumbing for washing machine, space for oven, wall mounted boiler, single panelled radiator and UPVC double glazed window to front aspect.

First Floor Landing:

2'11 x 5'10 (0.89m x 1.78m)

Power and lighting, storage cupboard housing hot water tank and access to the loft.

Bedroom One:

9'8 x 9'3 (2.95m x 2.82m)

Double bedroom with two UPVC double glazed windows to front aspect and single panelled radiator.

Bedroom Two:

12'0 x 6'2 (3.66m x 1.88m)

UPVC double glazed window to rear aspect, single panelled radiator.

Bathroom:

5'5 x 5'10 (1.65m x 1.78m)

Bath with shower over, wash hand basin, WC, single panelled radiator and frosted UPVC double glazed window.

The rear garden is low maintenance and paved throughout with a tiered level perfect for seating and rear gate for access.

Outside:

The front of the property is laid to lawn.



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.

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Tenanted Properties – 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.

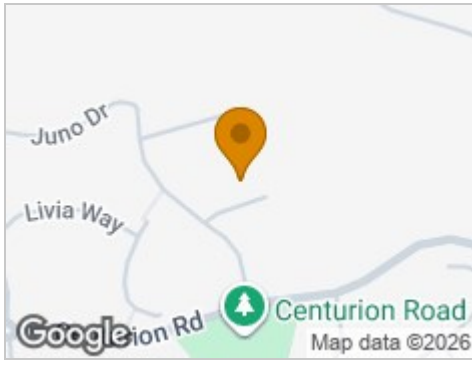
PRC Certificates – Some ex-local authority properties have been repaired in recent years using the PRC Scheme wherein a certificate has been produced by a qualified property engineer. This certificate does not imply the suitability for a mortgage approval and you must satisfy yourself of the work carried 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.

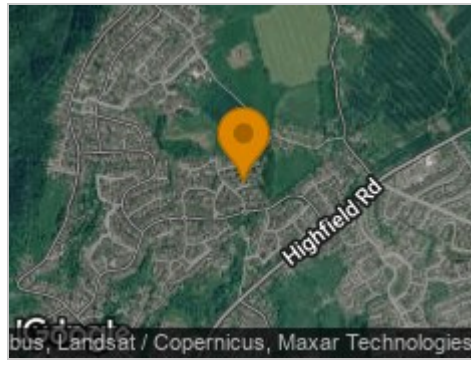
You may also incur fees for items such as leasehold packs and, in addition, you will also need to check the remaining length of any lease before you complete a mortgage application form.

Please ask a member of our team for any help required before committing to purchase a property and incurring expense.

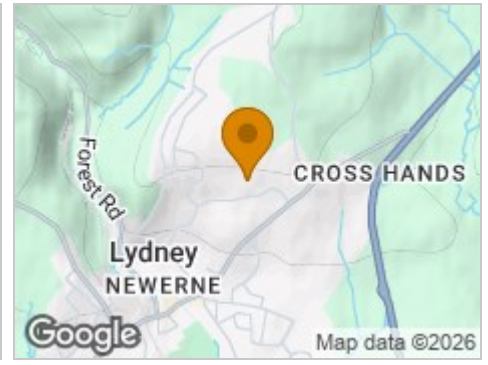
Road Map



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



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