



8 Heron Grove

Lydney, GL15 5GX

£240,000

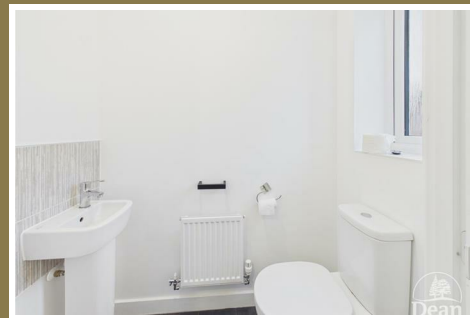


*** NO ONWARD CHAIN *** Dean Estate Agents are pleased to offer to the market this modern three bedroom property a short distance from Lydney town centre.

The property boasts a spacious lounge, kitchen/diner with french doors leading out to the rear garden, three bedrooms (master bedroom with en-suite) ground floor cloakroom & first floor family bathroom.

The property benefits from off road parking for two vehicles, landscaped garden laid to lawn & patio making it perfect for garden furniture.

Situated a sort distance from Lydney town centre you have many amenities on your doorstep to include forestry walks, supermarkets, doctors and dental surgeries, independent shops & cafes and Lydney train station.



Entrance Hallway:

8'2" x 3'10" (2.50 x 1.19)

A welcoming entrance hallway with doors leading to Lounge, Cloakroom & Stairs to First Floor Landing.

Lounge:

14'4" x 12'0" (4.39 x 3.67)

A bright & airy room with window to front aspect, radiator, power points, understairs storage cupboard. Door leading through to the Kitchen/Diner.

Kitchen/Diner:

8'9" x 15'1" (2.69 x 4.61)

A range of wall, base and drawer units, four-ring gas hob & oven with extractor hood over, one and a half bowl stainless steel & drainer, space & plumbing for under-counter appliances such as washing machine & dishwasher, boiler in wall mounted cupboard, power points. Window to rear aspect and French doors leading out to the rear garden.

Cloakroom:

5'3" x 2'11" (1.61 x 0.90)

W.C, wash hand basin with tiled splashbacks, radiator, window to front aspect.

Stairs to first floor landing:

5'10" x 3'4" (1.80 x 1.04)

Airing cupboard. Doors leading to all First Floor rooms.

Bedroom One:

9'5" x 9'8" (2.88 x 2.96)

Full length windows to front aspect, carpet flooring, large storage cupboard, radiator, power points. Door to En-Suite.

En-suite:

5'8" x 5'2" (1.74 x 1.58)

Shower cubicle, wash hand basin, W.C, radiator, extractor fan, window to front aspect.

Bedroom Two:

7'5" x 8'11" (2.28 x 2.73)

Window to rear aspect, carpet flooring, radiator, power points.

Bedroom Three:

7'5" x 5'11" (2.28 x 1.82)

Window to rear aspect, carpet flooring, radiator, power points.

Bathroom:

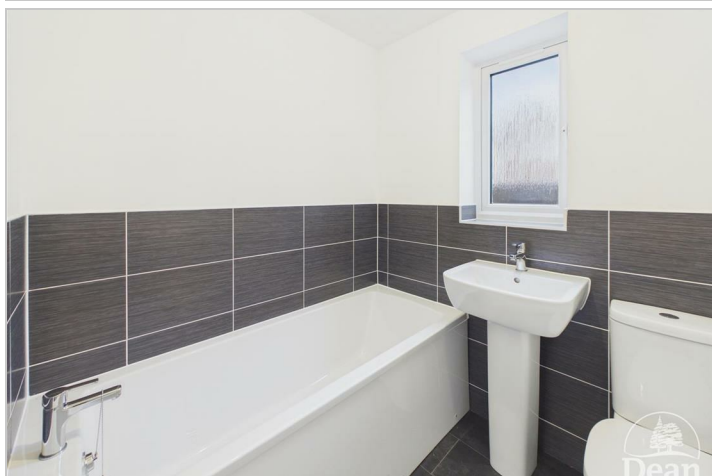
5'11" x 5'6" (1.81 x 1.70)

Bath with surrounding tiled splashbacks, wash hand basin, W.C, radiator, window to side aspect.

Outside:

An enclosed & landscaped rear garden offering a range of lawn & patio areas. The far end of the garden makes a perfect seating area to enjoy the sunshine. Outdoor power socket & tap.

To the front – Off road parking for two vehicles.



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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

Floor 0

- Living Room: 14'4" x 12'0" (4.39 x 3.67 m)
- Kitchen/Diner: 8'9" x 15'1" (2.69 x 4.61 m)
- WC: 5'3" x 2'11" (1.61 x 0.90 m)
- Hallway: 8'2" x 3'10" (2.50 x 1.19 m)

Floor 1

- Bathroom: 5'11" x 5'6" (1.81 x 1.70 m)
- Bedroom: 9'5" x 9'8" (2.88 x 2.96 m)
- Bedroom: 7'5" x 8'11" (2.28 x 2.73 m)
- Bedroom: 7'6" x 5'11" (2.28 x 1.82 m)
- Bathroom: 5'8" x 5'2" (1.74 x 1.58 m)
- Landing: 5'10" x 3'5" (1.80 x 1.04 m)

Approximate total area⁽¹⁾

688 ft²
64 m²

(1) Excluding balconies and terraces

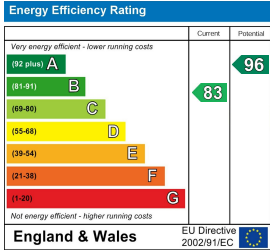
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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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