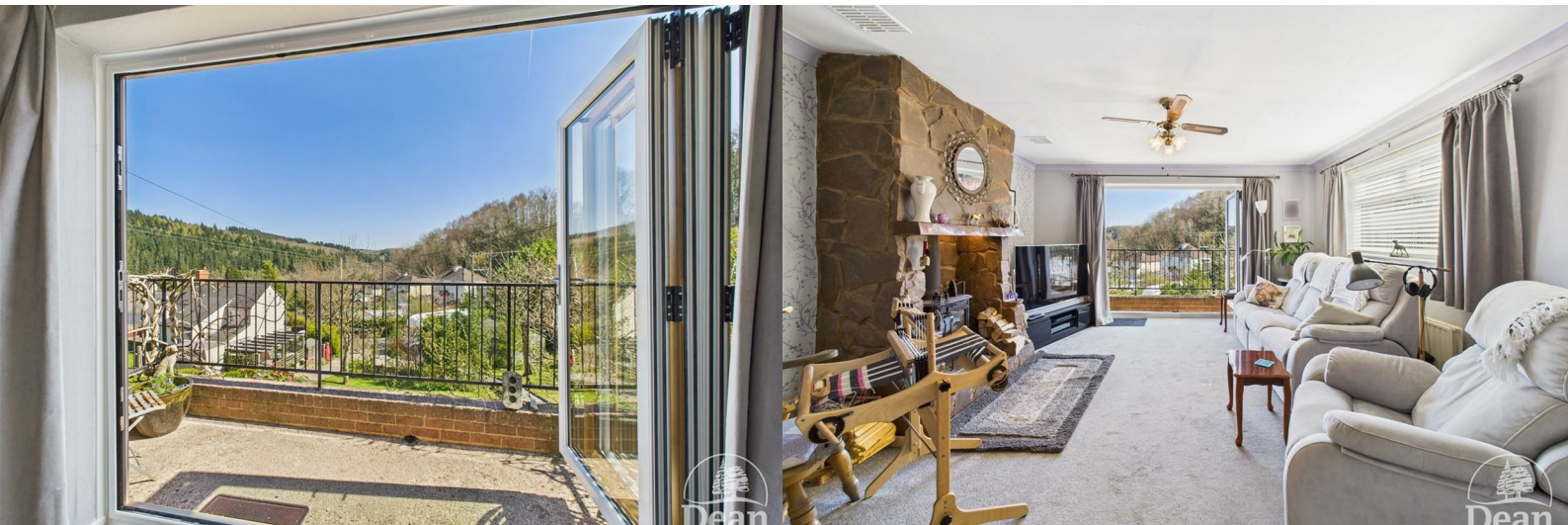




Tenaj Camomile Green

Lydbrook, GL17 9LN

Offers Over £375,000



VIRTUAL TOUR AVAILABLE Dean Estate Agents are thrilled to present to the market this lovely three bedroom detached bungalow with stunning views with NO ONWARD CHAIN. This property offers three good sized bedrooms, a bathroom with shower and separate bath, sizeable fitted kitchen with access to the outdoor patio area, dining room, lounge with private balcony with storage below, garden room with access to decked areas outside.

Outside, you will find a driveway with ample parking space, laid-to-lawn gardens to the front and a pathway leading up to the front of the property, with a newly added summer house to the side offering an additional outlook on the views. There are decked areas and a patio area to rear and side providing fantastic seating space for entertaining guests and family members, and a variety of shrubs, flowers, trees and a vegetable garden.



Entrance Porch:

Entrance Hallway:

Doors to bedrooms one and two, bathroom and dining room and storage cupboard. Power and lighting.

Bedroom One:

Double glazed Upvc window to front aspect, double panelled radiator, power and lighting.

Bedroom Two:

Double glazed Upvc window to rear aspect, built in wardrobes, power and lighting.

Bathroom:

Floor to ceiling tiles, bath tub with hand held shower head, hand wash basin, integrated storage cupboard, W.C, shower cubicle, double glazed Upvc frosted window.

Dining Room:

Access to the living room, garden room and kitchen, power and lighting, double panelled radiator.

Kitchen:

A range of eye level and base units, integrated dual oven, integrated fridge freezer, electric hob with an extractor hood, composite sink with drainer and mixer tap, space for plumbing for washing machine/dishwasher or dryer. Three double glazed Upvc windows to side and rear aspect. Power and lighting.

Living Room:

Double doors from dining room and access to a private balcony with Bi-folding doors and windows to the side, allowing natural light to flood the room. Wood burner with stone surround, power and lighting.

Garden Room:

Double doors leading out onto patio area outside, skylight, plenty of double glazed Upvc windows to side and rear aspects with stunning views. Power and lighting.

Bedroom Three:

Door with stairs leading down into third bedroom. Built-in wardrobes, double panelled radiator, double glazed Upvc window to front aspect. Power and lighting.

Outside:

Outside, there is a driveway leading up to the side of the property with plenty of parking space. There are steps leading up to the front garden which is mainly laid to lawn, with a variety of flower borders, shrubs and trees. There is a pathway leading up to the property with a new summer house to the side and further steps to the entrance porch. There is a pathway which leads around the side of the property to the rear. To the

rear and side of the property, there is a patio area which is accessed via the kitchen which is a perfect place to sit outside and enjoy a morning coffee in the warmer months, and there are two decked areas which are raised, and there is also lawned areas and vegetable beds.

Garage:

Two wooden barn doors.



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



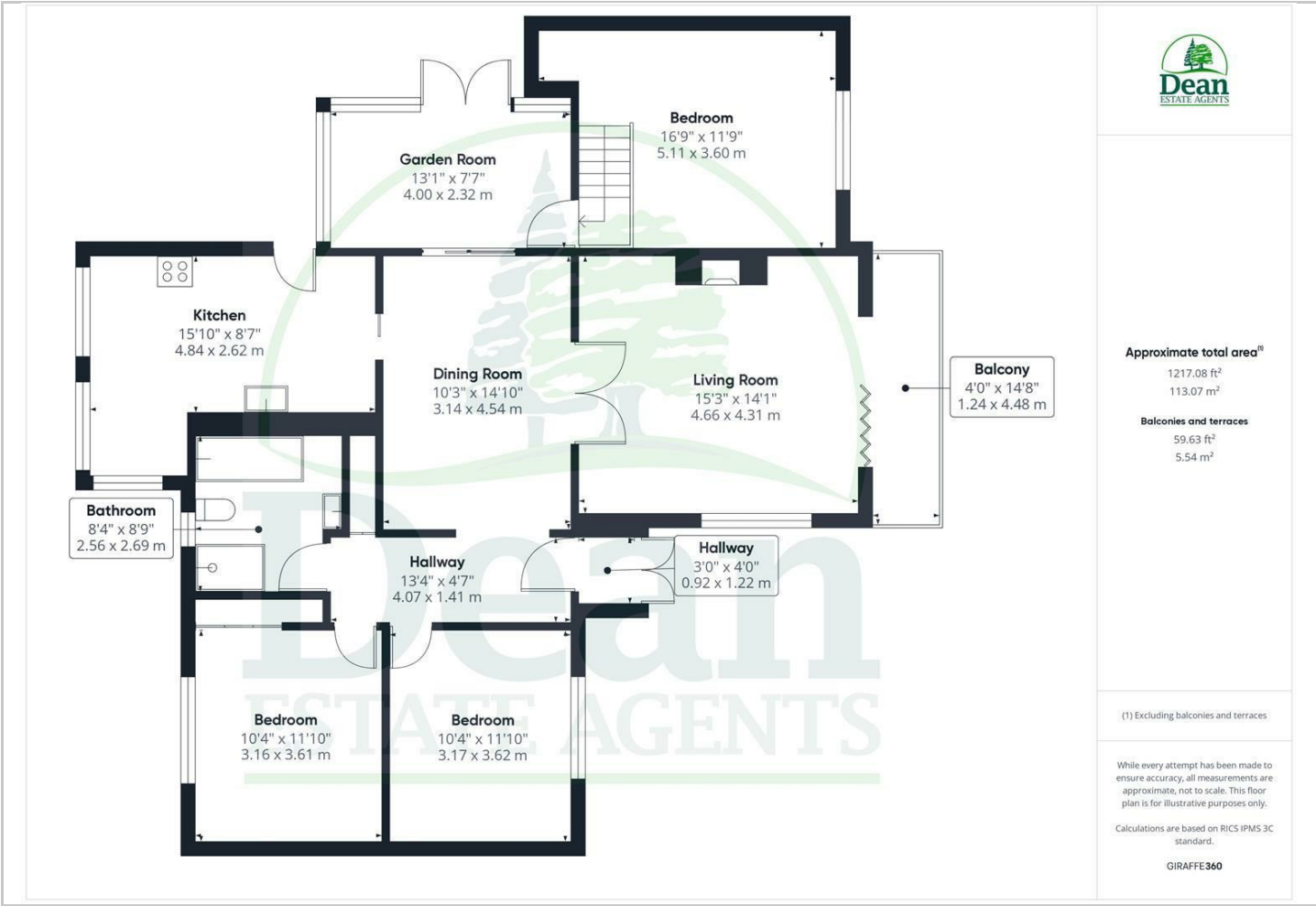
Hybrid Map



Terrain Map



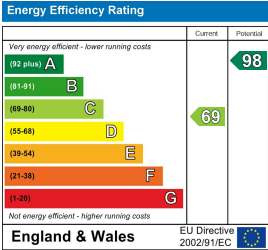
Floor Plan



Viewing

Please contact our Coleford Office on 01594 835751 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.

