



Par Four Lane

Lydney, GL15 5GB

Guide Price £245,000



VIRTUAL TOUR AVAILABLE A well-presented three-bedroom semi-detached family home situated on the popular Par Four Lane development. The property benefits from three good-sized bedrooms, an en-suite to the master bedroom, off-road parking for two vehicles, and an enclosed rear garden. Downstairs there is a large kitchen/diner, spacious lounge and cloakroom.

Lydney has many amenities to include primary schools, secondary school, supermarkets, independent cafes and shops, doctors surgeries, pharmacies and parks. There are excellent transport links to the nearby towns and cities with a bus station and train station.



Approached via a partially glazed UPVC door into:

Entrance Hallway:

3'1 x 15'2 (0.94m x 4.62m)

Stairs to first floor landing with under-stairs storage space, radiator and power points. Doors provide access to the downstairs WC, kitchen & lounge.

Kitchen/Diner:

9'5 x 11'7 (2.87m x 3.53m)

Front aspect UPVC double glazed window. Fitted with a range of base and wall units, built-in oven & washing machine, gas four-ring hob with extractor hood, space for dishwasher and fridge/freezer, stainless steel sink unit with mixer tap.

Living Room:

16'7 x 13'8 (5.05m x 4.17m)

Rear aspect UPVC double glazed window and patio doors providing access to the rear garden. Radiator, power points and TV point.

Downstairs Cloakroom:

3'2 x 5'7 (0.97m x 1.70m)

Front aspect UPVC double glazed frosted window. Suite comprising close-coupled WC and wash hand basin with mixer tap, radiator and fuse board.

First Floor Landing:

3'0 x 9'2 (0.91m x 2.79m)

Access to both bedrooms and the family bathroom.

Bedroom One:

9'7 x 15'8 (2.92m x 4.78m)

Rear aspect UPVC double glazed window, radiator and power points. Door providing access to the en-suite.

En-Suite

4'10 x 4'11 (1.47m x 1.50m)

Comprising walk-in shower with electric shower over, wash hand basin with mixer tap, close-coupled WC, radiator and extractor fan.

Bedroom Two:

9'7 x 9'8 (2.92m x 2.95m)

Front aspect UPVC floor-to-ceiling double glazed window, radiator and power points.

Bedroom Three:

6'7 x 10'2 (2.01m x 3.10m)

Rear aspect UPVC double glazed window, radiator & power points.

Bathroom:

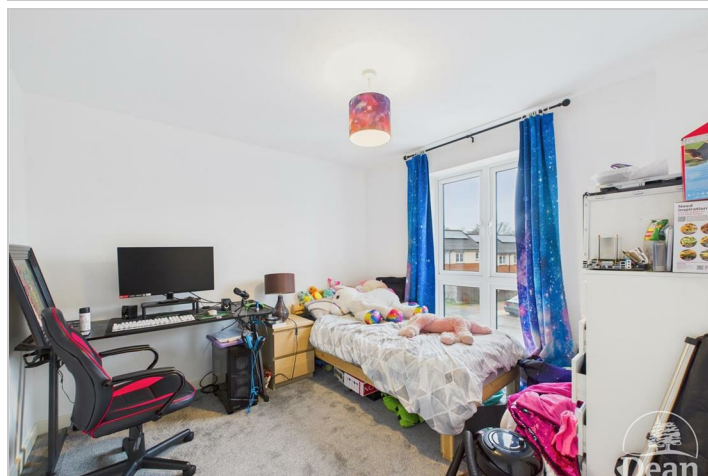
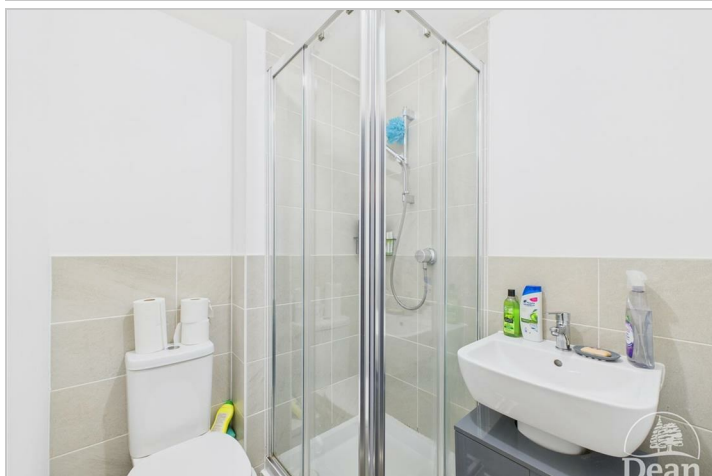
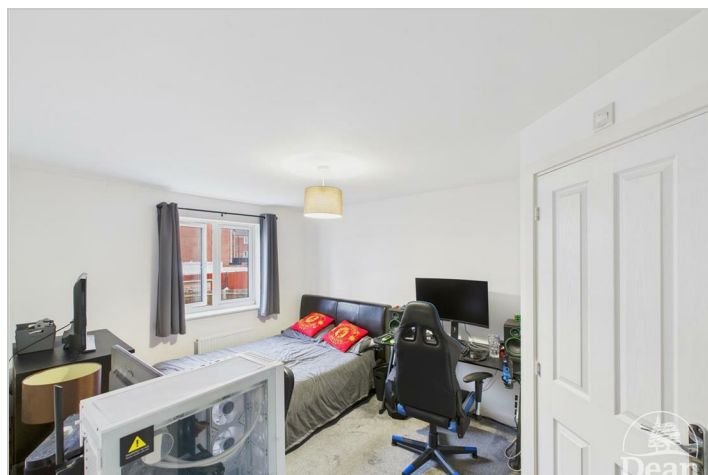
6'6 x 5'6 (1.98m x 1.68m)

Front aspect UPVC double glazed frosted window. Suite comprising panelled bath with mixer taps, wash hand basin, close-coupled WC, radiator and extractor fan.

Outside:

To the rear, the garden features a small patio seating area leading to a laid to lawn area, fully enclosed by fencing with a side gate providing access.

To the front of the property, there is off-road parking for two vehicles and side access to the rear garden.



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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.

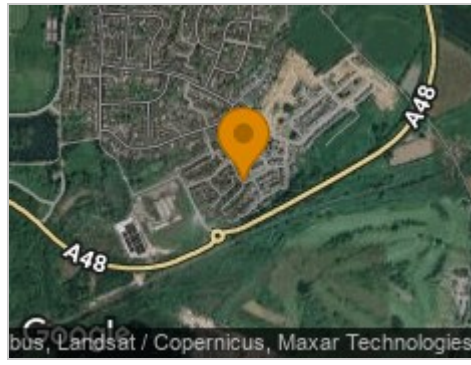
You may also incur fees for items such as leasehold packs and, in addition, you will also need to check the remaining length of any lease before you complete a mortgage application form.

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

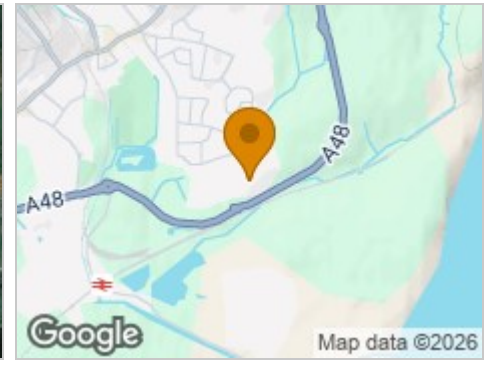
Road Map



Hybrid Map



Terrain Map



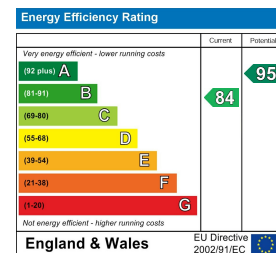
Floor Plan



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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