



## Oak Meadow

Lydney, GL15 5SD

£210,000



\*\*\*VIRTUAL TOUR AVAILABLE\*\*\* Situated in the sought after location of Primrose Hill, Lydney, this sizable two bedroom mid-terraced property offers spacious living throughout with a newly fitted bathroom suite, two double bedrooms and a large and private rear garden.

The property is walking distance to a popular primary school and lots of woodland walks nearby, the town has many amenities to include independent cafes, parks, other primary schools and secondary school, shops and supermarkets.



Approached via wooden double glazed door:

#### Entrance Hallway:

9'2 x 4'0 (2.79m x 1.22m)

Spacious entrance, single panelled radiator, WIFI and phone point, switchboard and power and lighting.

#### Kitchen:

9'2 x 8'6 (2.79m x 2.59m)

Range of base and eye level units. Space for oven, washing machine and fridge freezer. Sink with drainer, wall mounted boiler, single panelled radiator and UPVC double glazed window.

#### Living/Dining Room:

16'5 x 12'11 (5.00m x 3.94m)

Large and bright living space tv point, UPVC double glazed sliding doors to rear garden, double panelled radiator and stairs to first floor.

#### First Floor Landing:

8'4 x 2'10 (2.54m x 0.86m)

Full length sleeved storage cupboards, power and lighting and loft hatch.

#### Bedroom One:

9'4 x 12'10 (2.84m x 3.91m)

Spacious double bedroom, UPVC double glazed window to front, tv and phone point and single panelled radiator.

#### Bathroom:

5'2 x 7'11 (1.57m x 2.41m)

Newly fitted suite. Bath with shower over, WC, heated towel rail, extractor fan and wash hand basin with built in storage.

#### Bedroom Two:

7'9 x 12'11 (2.36m x 3.94m)

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

#### Rear Garden:

Easily maintainable rear gardens accessed via sliding doors from living room to a pebbled area then mainly laid to lawn with central pathway leading to side gated access.



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.

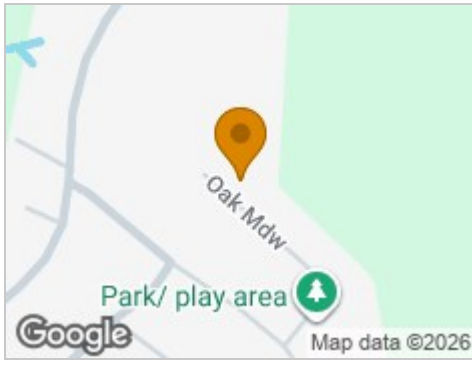
Energy Performance Certificates are supplied to us via a third party and we do not accept responsibility for the content within such reports.

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.

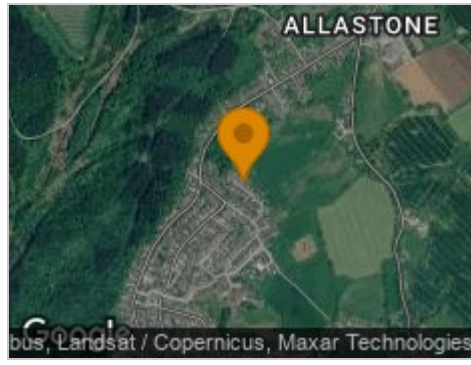
As with leasehold property or new build development sites, you are likely to be responsible for a contribution to management charges and/or ground rent or a contribution to the development service charge. Please enquire at the time of viewing.

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



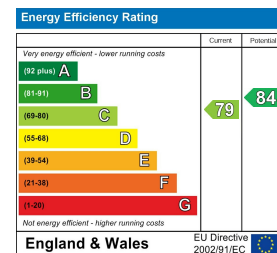
## Floor Plan



## Viewing

Please contact our Lydney Office on 01594 368202 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.