Dean
ESTATE AGENTS

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Grove Road

Lydney, GL15 5JE

£325,000

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Dean Estate Agents are pleased to offer for sale this most well presented semi-detached house built in 1908 having many period features. Entrance hall with period ceiling moulding, sitting room with woodburning stove and bay window, separate dining room, modern fitted kitchen/diner with built in appliances. To the first floor is a split landing, 3 double bedrooms and white shower room suite. The property enjoys far reaching views to the river Severn and beyond from the rear, There is off road parking, gas central heating, double glazing, enclosed rear garden and a cellar. Situated in a popular and sought after area.

Entrance Lobby :

Upvc door, period half tiled wall, half glazed door to Hallway.

Hallway :

Two twin panelled radiators, dado rail, period cornice, stairs to the first floor, built in understairs cupboard, half glazed door to the kitchen.

Sitting Room :

11'5" x 10'11" (3.48m x 3.33m)

Double glazed bay window to front aspect, twin panelled radiator, wood burning stove, picture rail, centre ceiling rose and coving, opening to Dining Room.

Dining Room

9'0 x 11'11 (2.74m x 3.63m)

Fireplace (currently not in use) with built in cupboards on either side, double glazed window to rear aspect, twin panelled radiator, picture rail, centre ceiling rose.

Kitchen/Diner :

9'3 x 19'5 (2.82m x 5.92m)

Matching wall and base units, integrated dishwasher, sink unit, ceramic hob, extractor hood, recess for fridge / freezer, integrated washing machine, wall mounted gas combi boiler, two double glazed doors to outside one being a stable door, two double glazed windows to the side aspect, space for table and chairs. Built in pantry with space for tumble dryer.

First Floor Landing :

Split landing, Radiator, fitted cupboard, access to boarded loft (with ladder & light), dado rail.

Bedroom 1 :

15'7" x 11'0" (4.75m x 3.35m)

Two double glazed windows to front aspect, picture rail, twin panelled radiator.

Bedroom 2 :

10'0 x 11'10 (3.05m x 3.61m)

(Currently being used as a first floor sitting room) Laminate flooring, double glazed windows to side and rear aspects enjoying far reaching views, twin panelled radiator.

Bedroom 3 :

9'6 x 13'1 (2.90m x 3.99m)

Double glazed window to rear aspect with far reaching views to the River Severn and beyond, feature fireplace, twin panelled radiator.

Shower Room :

6'3" x 6'3" (1.91 x 1.91)

Walk-in Shower, pedestal wash hand basin, low level WC, double glazed window to side aspect, vinyl flooring, twin panelled radiator.

Outside:

To the front of the property is a low stone wall and mature shrubs, a driveway at the side provides parking for one vehicle. Pedestrian gate access at the side leads to the rear garden. Adjacent to the side of the house is a verandha with wrought iron fence. Two lots of steps lead down to the lawned garden which has mature shrubs and flower borders and a summer house.

Cellar:

8'8 x 12'11 (2.64m x 3.94m)

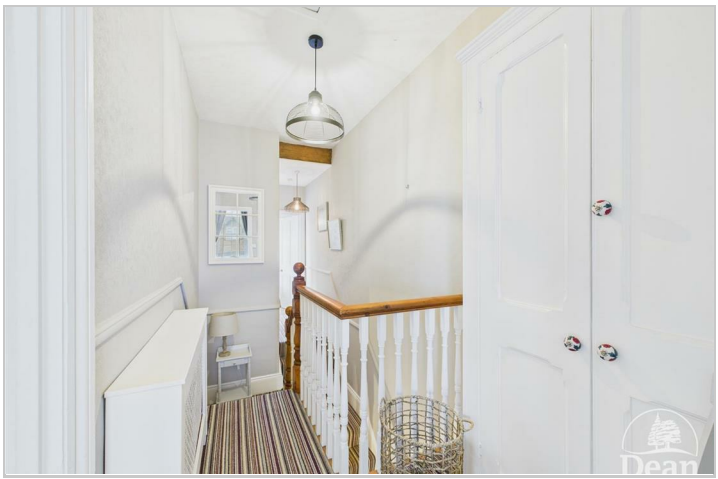
The cellar is accessed from the rear garden and lies under the verandah.

Attached outside WC

5'5 x 4'0 (1.65m x 1.22m)

Note :

Pursuant to the Estate Agents Act 1979, section 21 - An employee of Dean Estate Agents has a connected interest in the sale of this property.



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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

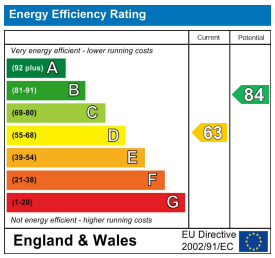
Terrain Map

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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