



## Mallard Way

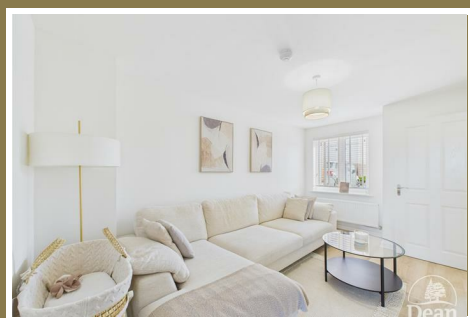
Lydney, GL15 5FZ

£210,000



\*\*\*VIRTUAL TOUR AVAILABLE\*\*\* Dean Estate Agents are proud to offer to the market this immaculately presented two DOUBLE bedroom mid-terraced property with bright and spacious living throughout and private rear gardens. The property also benefits from solar panels, an EV charger, 9 years of NHBC warranty and a great location close to Lydney town centre.

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 UPVC double glazed front door into:

#### Entrance Hallway:

8'7 x 3'3 (2.62m x 0.99m)

Spacious entry hallway with double panelled radiator, stairs to first floor doors to cloakroom & living room.

#### Downstairs Cloakroom:

4'9 x 2'11 (1.45m x 0.89m)

Wash hand basin, W.C., frosted double glazed UPVC window to front, double panelled radiator, electrical switch board.

#### Lounge:

14'10 x 9'3 (4.52m x 2.82m)

Bright and generous living space with built-in media wall, understairs cupboard, double panelled radiator, plenty of plug sockets and TV and WIFI point.

#### Kitchen/Dining Room:

8'0" x 12'4" (2.46m x 3.78m)

A range of base and eyelevel units with integrated fridge/freezer, dishwasher,

washer/dryer, electric oven and four ring gas hob. UPVC double glazed window to rear garden, sink with drainer and cupboard housing the boiler. To the dining area there is plenty of space for a dining table and chairs leading out through patio doors to the rear garden.

#### First Floor Landing:

6'3 x 3'9 (1.91m x 1.14m)

Power and lighting with access to loft, doors to bedrooms & bathroom.

#### Bedroom One:

8'4 x 10'6 (2.54m x 3.20m)

Large double bedroom with built-in wardrobes, double panelled radiator and UPVC double glazed window to rear garden and views.

#### Family Bathroom:

6'3 x 5'6 (1.91m x 1.68m)

Wash hand basin with illuminated mirror, bath with shower over, W/C, extractor fan and single panelled radiator.

## Bedroom Two:

8'3 x 12'7 (2.51m x 3.84m)

Double bedroom with floor to ceiling double glazed UPVC window to front with fitted blinds, built-in floating desk and over stairs storage cupboard.

## Outside:

To the front of the property parking for one car and a EV charging point. The rear garden offers far reaching views, a patio area and is laid to lawn.



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



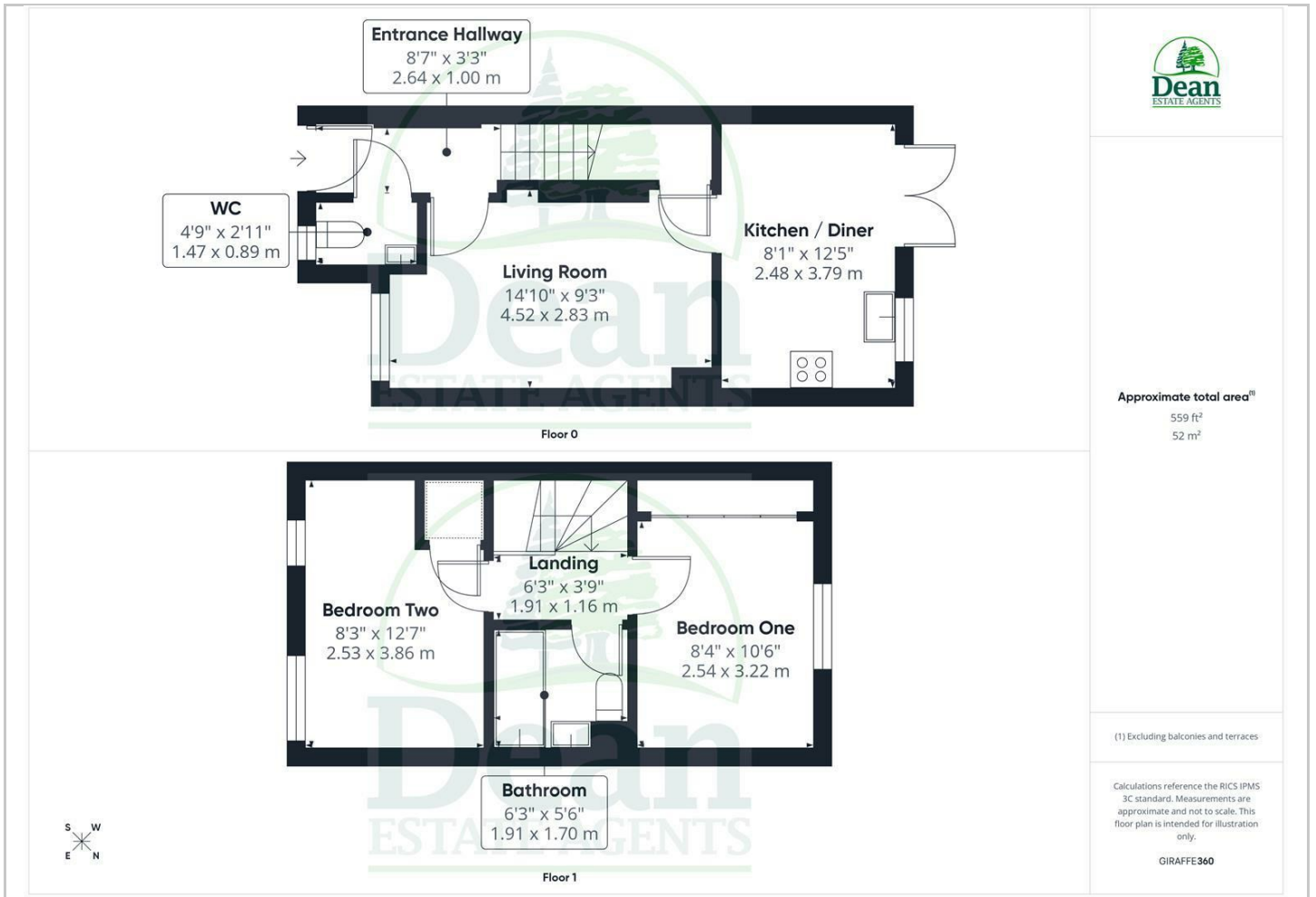
## Hybrid Map



## Terrain Map



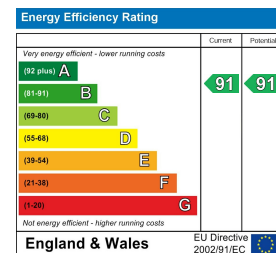
## Floor Plan



## 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.