



12 Templeway West  
Lydney, GL15 5HZ

£290,000

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\*\*\*VIRTUAL TOUR AVAILABLE\*\*\* Dean Estate Agents are delighted to offer to the market this stunning, well presented family home in a sought after area in the town of Lydney. The detached house is situated on a fantastic plot with ample off road parking to the front, garage, side access and long, flat garden to the rear, mainly laid to lawn with a patio area with space for seating. Inside the property there are two reception rooms including lounge and dining room, modern kitchen, three bedrooms upstairs with a family bathroom.

Lydney is a friendly town with all the amenities you would need, primary and secondary schools, supermarkets, independent shops and cafes, doctors surgeries, pharmacies and parks.



Approached via UPVC double glazed front door into:

Entrance Porch:

2'5" x 5'6" (0.75 x 1.7)

UPVC double glazed windows and door.

Entrance Hallway:

12'11" x 6'1" (3.94 x 1.87)

Single panelled radiator, digital thermostat, mains consumer unit, UPVC double glazed door, doors to kitchen and lounge, stairs to first floor, power and lighting.

Lounge:

12'6" x 12'0" (3.83 x 3.68)

UPVC double glazed window, gas fire with surround, power and lighting.

Kitchen:

11'9" x 7'8" (3.59 x 2.36)

A range of base, wall and drawer units, stainless steel sink drainer unit, plumbing for washing machine, plumbing for dishwasher, space for oven, space for fridge/ freezer, Ideal boiler, pantry style cupboard, UPVC double glazed windows, UPVC double glazed door, power and lighting.

Dining Room:

11'5" x 10'4" (3.50 x 3.17)

Single panelled radiator, double glazed patio doors, power and lighting.

First Floor Landing:

10'2" x 5'10" (3.10 x 1.79)

UPVC double glazed window, loft access, airing cupboard, power and lighting.

Bedroom One:

11'0" x 10'1" (3.36 x 3.08)

UPVC double glazed window, single panelled radiator, fitted wardrobes, power and lighting.

Bedroom Two:

11'6" x 11'1" (3.51 x 3.40)

UPVC double glazed window, double panelled radiator, power and lighting.

Bedroom Three:

8'4" x 6'11" (2.55 x 2.13)

UPVC double glazed window, double panelled radiator, power and lighting.

Bathroom:

5'6" x 7'11" (1.68 x 2.43)

Vanity unit with sink and W.C., white panelled bath with shower over, glass shower screen, heated towel rail, UPVC double glazed window, extractor fan, lighting.

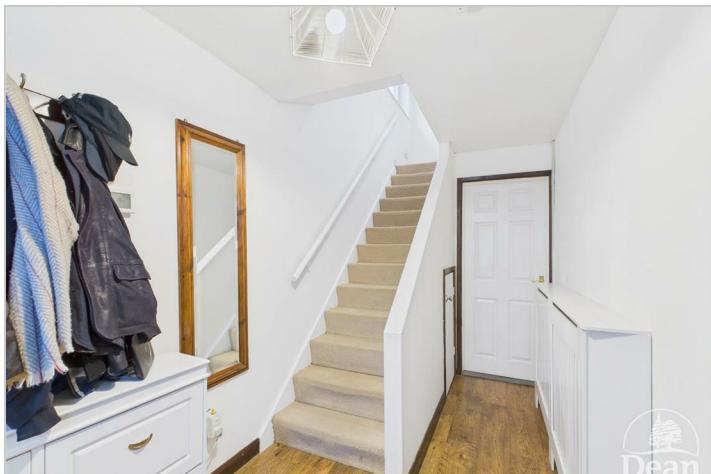
Garage:

16'6" x 8'2" (5.05 x 2.49)

Up and over door, power and lighting.

Outside:

To the rear is a decked area, large lawned section, evening sun for BBQ's, patio area to rear and a beautiful range of bushes and flowers. To the front is parking for multiple vehicles and lawned section.



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.

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Tenanted Properties – 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.

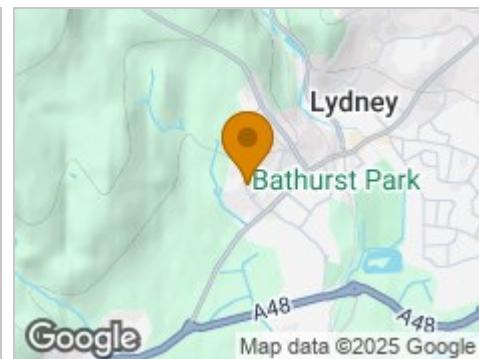
## Road Map



## Hybrid Map



## Terrain Map



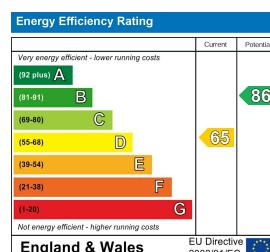
## Floor Plan



## 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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