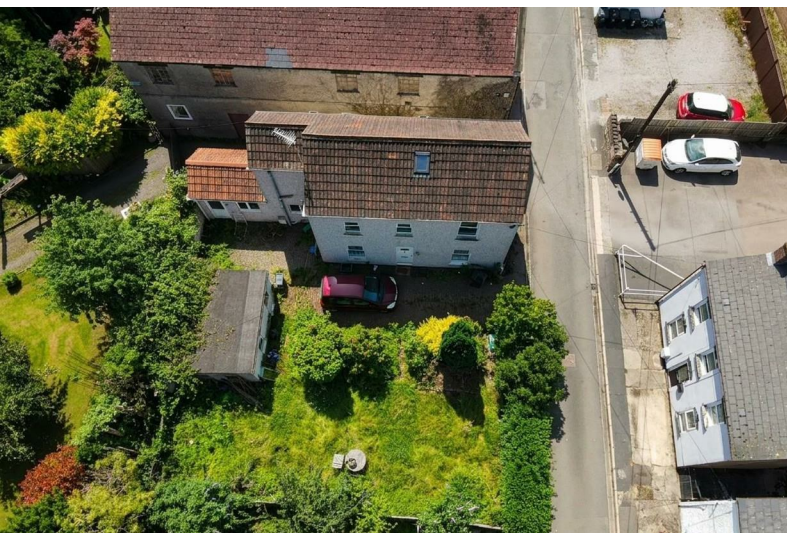




## Bath Place

Lydney, GL15 5RR

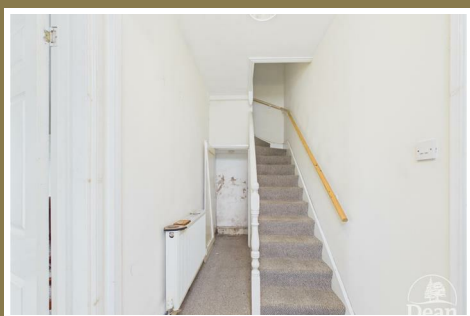
£245,000



**\*\*\*VIRTUAL TOUR AVAILABLE\*\*\* \*\*\*SOLD AS SEEN\*\*\*** Situated in Bath Place, Lydney, this detached house presents a great opportunity for those looking to create their dream home. Boasting two spacious reception rooms, two well-proportioned double bedrooms and two en-suites.

Set on a substantial plot, the house benefits from parking for two vehicles. Although the property requires renovation, it has loads of potential. The generous size of the house and its plot allows for creative possibilities with the potential to extend the property (subject to the relevant planning permissions), making it an ideal project for DIY enthusiasts or investors.

Sit within a short walking distance to the town centre, residents will enjoy easy access to a variety of shops, cafes, and amenities. Additionally, the proximity to local schools makes it a perfect choice for families seeking a community-oriented environment.



#### Entrance Hall:

4'9 x 11'4 (1.45m x 3.45m)

Stairs to first floor, double panelled radiator, under stairs storage cupboard, power and lighting.

#### Living Room:

11'9 x 13'10 (3.58m x 4.22m)

Traditional feature fireplace, two double panelled radiators, UPVC double glazed bay window to side aspect and UPVC double glazed window to front aspect.

#### Dining Room:

9'10 x 14'0 (3.00m x 4.27m)

Double panelled radiator, UPVC double glazed window to front aspect.

#### Kitchen:

15'1 x 6'11 (4.60m x 2.11m)

Galley kitchen with range of base and eye level units, integrated oven with four ring gas hob, sink with drainer and space for washing machine and fridge/freezer. UPVC double glazed windows to front aspect and double panelled radiator.

#### Rear Porch:

4'4 x 2'7 (1.32m x 0.79m)

UPVC frosted double glazed door to front courtyard and lighting.

#### W/C:

4'3 x 3'7 (1.30m x 1.09m)

W/C, wash hand basin and single panelled radiator.

#### First Floor Landing:

4'9 x 5'7 (1.45m x 1.70m)

Power and lighting and access to loft.

#### Bedroom One:

11'9 x 13'9 (3.58m x 4.19m)

Large double bedroom, traditional feature fireplace, double panelled radiator and UPVC double glazed windows to side and front.

#### En-Suite:

4'7 x 4'6 (1.40m x 1.37m)

UPVC frosted double glazed window, overhead wall mounted shower, wash hand basin, W/C and double panelled radiator.

**Bedroom Two:**

9'10 x 13'9 (3.00m x 4.19m)

Spacious second bedroom with double panelled radiator and UPVC double glazed windows to front and rear aspects.

**En-Suite:**

8'1 x 6'10 (2.46m x 2.08m)

Bath with shower over, W/C, wash hand basin, heated towel rail, UPVC frosted double glazed window to side aspect, niche wall storage and cupboard housing boiler.

**Outbuilding:**

13'0 x 14'11 (3.96m x 4.55m)

Power and lighting.

**Garden:**

To the front of the property is a driveway with parking for two cars situated next to the main gardens of the property comprising of mainly laid to lawn and a sizeable courtyard leading from the rear porch of the property.



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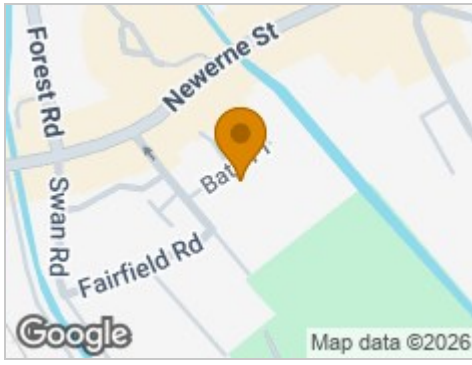
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You may also incur fees for items such as leasehold packs and, in addition, you will also need to check the remaining length of any lease before you complete a mortgage application form. Please ask a member of our team for any help required before committing to purchase a property and incurring expense.

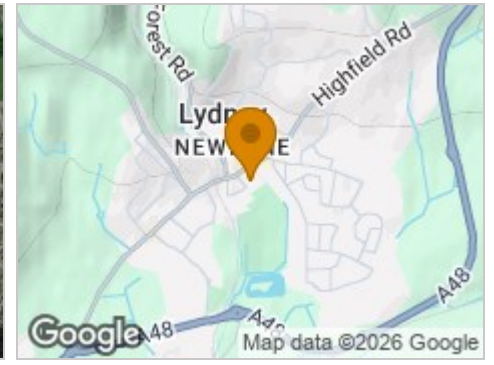
## Road Map



## 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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