



## 46 Severn View Road Woolaston, Lydney, GL15 6NP

Offers In The Region Of £270,000



\*\*\*VIRTUAL TOUR AVAILABLE\*\*\* Dean Estate Agents are proud to offer to the market this three bedroom mid-terraced property with outstanding far reaching views. The property boasts two double bedrooms, a large kitchen/diner and an additional living room. The property is storage filled throughout and in a great village location, walking distance to the village shop and local primary school.

Woolaston village has two pubs, a community hall, a primary school, country walks and is only a 10 minute drive to Lydney which benefits from having a Train Station, Shops and Supermarkets, Banks, Restaurants and Public Houses, Sports Centre, Doctors Surgeries and Golf Course.



Approached via UPVC part glazed stable door:

#### Entrance Hallway:

5'10 x 4'8 (1.78m x 1.42m)

UPVC double glazed door, stairs to first floor, WIFI and telephone point.

#### Kitchen/Diner:

9'11 x 17'10 (3.02m x 5.44m)

Base level units, space for oven, space for dishwasher, ceramic sink with drainer and UPVC double glazed window to rear. Towards the dining area there is a built in pantry storage cupboard, open feature fireplace and UPVC double glazed window to front.

#### Utility Room:

12'11 x 4'11 (3.94m x 1.50m)

Built-in floor to ceiling coat and boot storage, space and plumbing for washing machine, understairs cupboard for additional storage and UPVC double glazed door to rear garden.

#### Living Room:

8'6 x 12'5 (2.59m x 3.78m)

Spacious living room with UPVC double glazed window to front with far reaching views towards the River Severn and double panelled radiator.

#### First Floor Landing:

9'2 x 2'10 (2.79m x 0.86m)

UPVC double glazed window to rear.

#### Bedroom One:

11'3 x 12'0 (3.43m x 3.66m)

Sizable double bedroom with built in wardrobe and large UPVC double glazed window to front aspect with incredible views.

#### Bedroom Two:

11'11 x 9'5 (3.63m x 2.87m)

Spacious second bedroom with built in wardrobe and desk space, access to the loft space and double glazed UPVC window to front aspect.

#### Bedroom Three:

8'10 x 7'11 (2.69m x 2.41m)

UPVC double glazed window to rear aspect, storage cupboard housing boiler system.

## W/C:

4'9 x 2'8 (1.45m x 0.81m)

W/C, frosted double glazed UPVC window to rear aspect.

## Bathroom:

4'10 x 5'6 (1.47m x 1.68m)

Bath, standing wash hand basin, double panelled radiator and frosted UPVC double glazed window to rear.

## Outside:

The property benefits from both a large front and

rear garden. To the front there is a patioed area benefitting from the views toward the river Severn, large laid to lawn areas and flower borders. The rear of the property can be accessed via a walk through to the rear gate. The rear garden offers additional storage with two sizeable sheds.

## Agents 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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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.

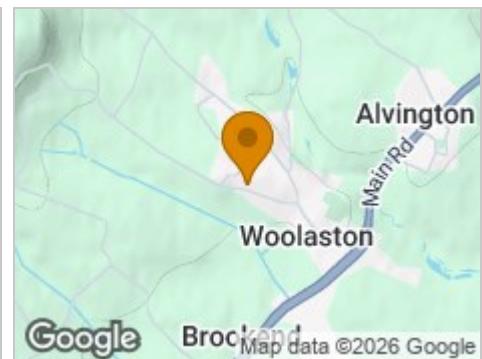
## Road Map



## Hybrid Map



## Terrain Map



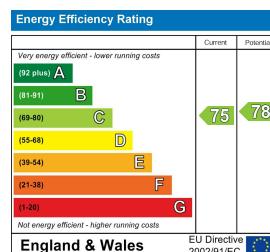
## Floor Plan



## 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



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