



27 Cooke Way

Lydney, GL15 5TW

£240,000



Dean Estate Agents are delighted to present this well-presented three-bedroom semi-detached home, occupying an elevated corner plot with far-reaching views over the River Severn from the second floor. The property benefits from two allocated off-road parking spaces, a private non overlooked enclosed rear garden, and three generously proportioned bedrooms. Offered to the market with no onward chain.



The property is accessed via steps leading up to the front door entrance.

Entrance Hallway:

3'6" x 6'0" (1.09 x 1.85)

Doors leading through to lounge & cloakroom.

Lounge:

11'8 x 14'3 (3.56m x 4.34m)

Window to front aspect, light & airy room, under-stairs storage cupboard, stairs to first-floor landing, ceiling lighting, radiator, power points.

W.C:

2'9" x 6'2 (0.84m x 1.88m)

WC, wash hand basin, radiator.

Kitchen/Diner:

14'10 x 8'9 (4.52m x 2.67m)

A range of wall, base & drawer units, four-ring gas hob with extractor hood over, built-in oven, integrated fridge/freezer, built-in dishwasher, space & plumbing for washing machine, ceiling lighting, power points, window to rear aspect, French doors leading out to the rear garden.

Bedroom One:

7'10 x 11'11 (2.39m x 3.63m)

Window to rear aspect, carpet flooring, radiator, power points.

Bedroom Two:

7'11" x 11'0 (2.41m x 3.35m)

Window to front aspect, carpet flooring, radiator, power points.

Bedroom Three:

6'7 x 8'8 (2.01m x 2.64m)

Window to rear aspect, carpet flooring, radiator, power points.

Bathroom:

6'6" x 6'3 (1.98m x 1.91m)

Frosted window to front aspect, panelled bath with overhead shower & mixer tap, WC, wash hand basin, extractor fan.

Outside:

Accessed from the kitchen to French doors open out to an enclosed rear garden, mostly laid to lawn, small decking area perfect for seating, side access gate.



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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.

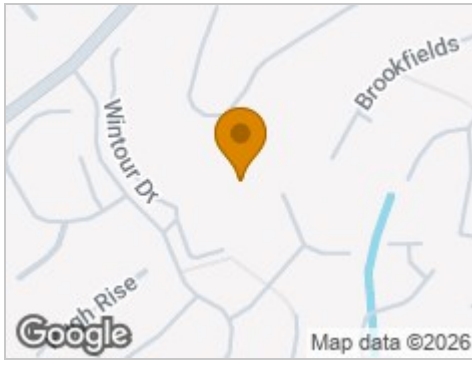
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PRC Certificates – Some ex-local authority properties have been repaired in recent years using the PRC Scheme wherein a certificate has been produced by a qualified property engineer. This certificate does not imply the suitability for a mortgage approval and you must satisfy yourself of the work carried out that may meet your lenders criteria.

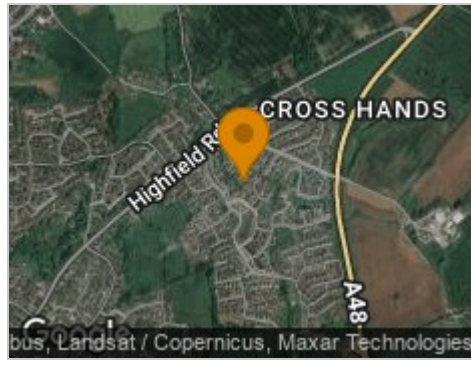
As with leasehold property or new build development sites, you are likely to be responsible for a contribution to management charges and/or ground rent or a contribution to the development service charge. Please enquire at the time of viewing.

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.

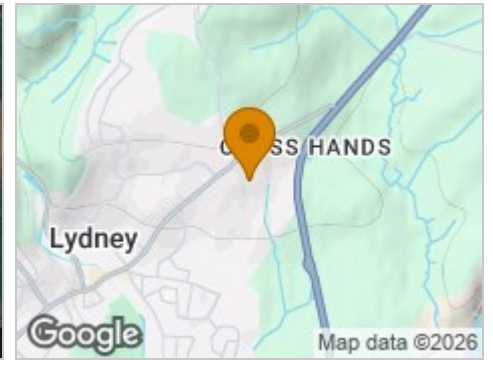
Road Map



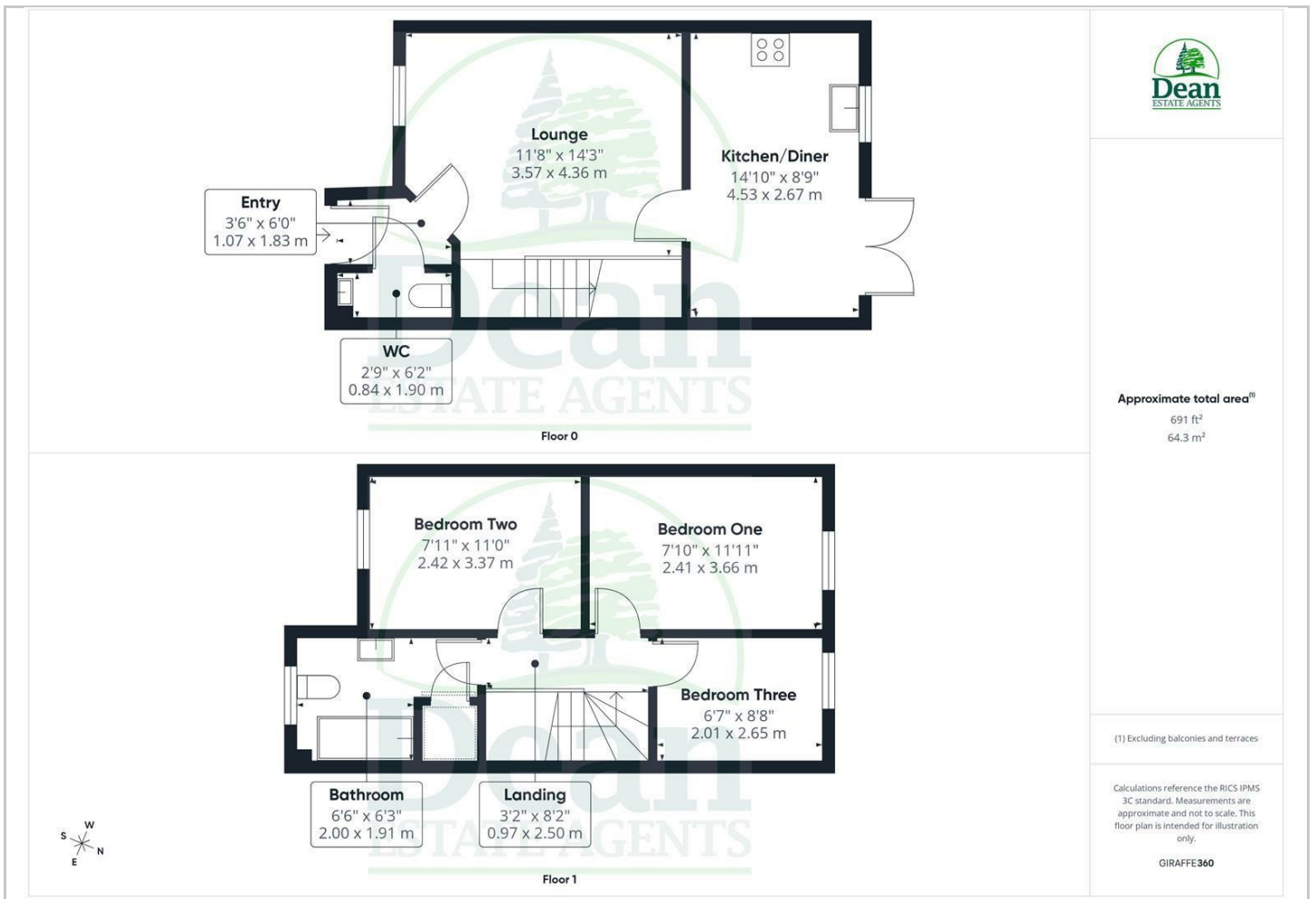
Hybrid Map



Terrain Map



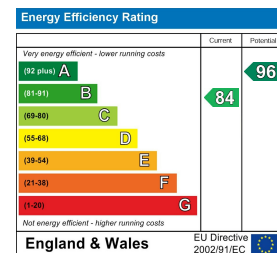
Floor Plan



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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