



Beaumont Place

Lydney, GL15 5DH

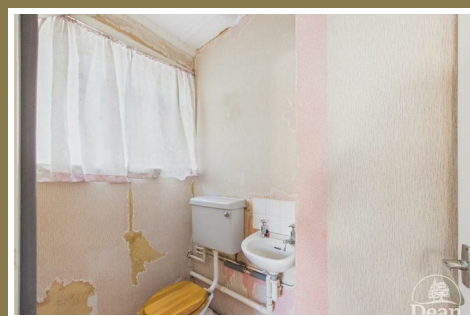
£245,000



*****VIRTUAL TOUR AVAILABLE***** Take a look at this deceptive, two bedroom semi-detached property situated on a large plot within a short walking distance of Lydney town centre.

This property offers masses of potential to extend and modernise throughout, perfect for first-time buyers!

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 door:

Entrance Hallway:

Stairs to first floor, double panelled radiator.

Downstairs W/C:

UPVC double glazed window to side aspect, W/C, wash hand basin and double panelled radiator.

Living Room:

UPVC double glazed bay window to front aspect, gas fireplace, built-in cupboard storage and double panelled radiator.

Kitchen/Diner:

Range of base and eye level units, space for washing machine and oven, new wall mounted boiler and fuse box. UPVC double glazed frosted door to rear garden and two UPVC double glazed windows.

First Floor Landing:

UPVC double glazed window to side aspect, loft hatch and storage cupboard.

Bedroom one:

Large and bright double bedroom with UPVC double glazed bay window to front aspect, double panelled radiator, storage cupboard and original feature fireplace.

Bedroom Two:

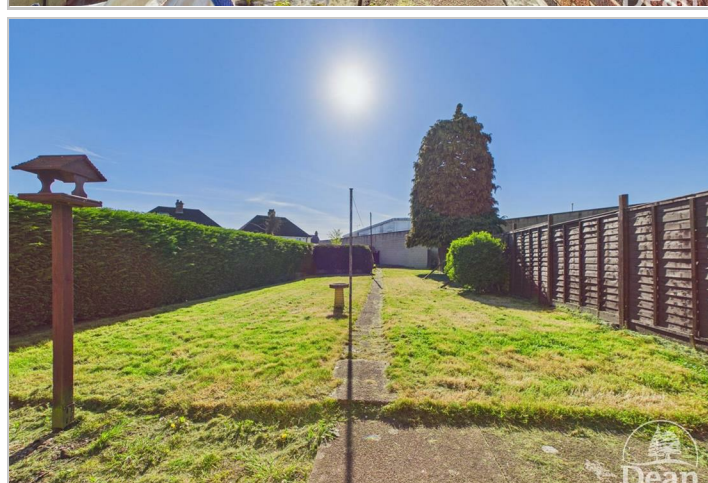
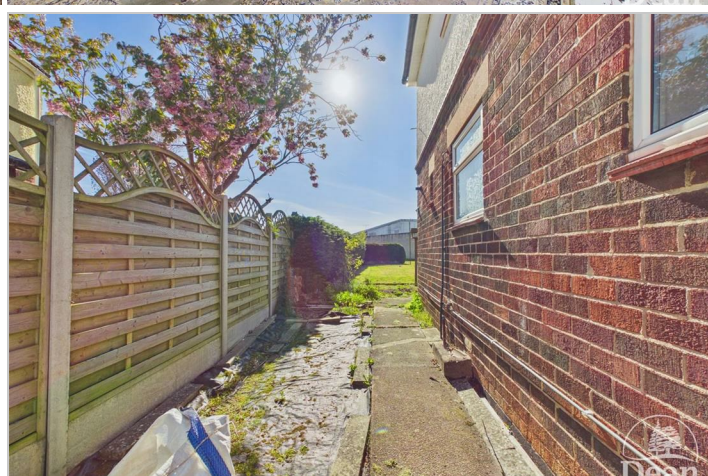
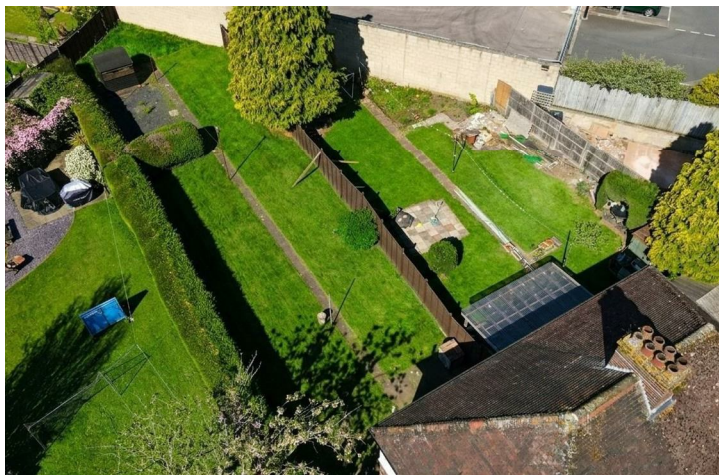
UPVC double glazed window to rear aspect, double panelled radiator and original feature fireplace.

Bathroom:

UPVC frosted double glazed window to rear, W/C, wash hand basin and bath.

Outside:

Extensive laid to lawn rear garden providing plenty of potential to extend the property if required, side access and off road parking for multiple cars.



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Energy Performance Certificates are supplied to us via a third party and we do not accept responsibility for the content within such reports.

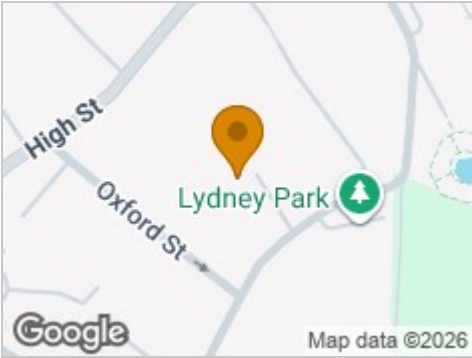
PRC Certificates – Some ex-local authority properties have been repaired in recent years using the PRC Scheme wherein a certificate has been produced by a qualified property engineer. This certificate does not imply the suitability for a mortgage approval and you must satisfy yourself of the work carried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



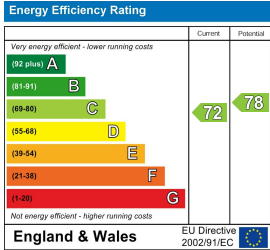
Floor Plan



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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