



## 14 Wintour Drive

Lydney, GL15 5FA

£295,000



\*\*\*VIRTUAL TOUR AVAILABLE\*\*\* Dean Estate Agents are proud to offer to the market this immaculate and modern three bedroom semi-detached property situated in a popular location close to Lydney town centre.

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 door:

Entrance Hallway:

13'3 x 3'5 (4.04m x 1.04m)

Luxury vinyl flooring throughout, single panelled radiator, telephone points, power points and spacious under stairs storage cupboard.

Downstairs W/C:

5'8 x 2'11 (1.73m x 0.89m)

Wash hand basin, W/C, consumer unit and frosted UPVC double glazed window to front aspect.

Living Room:

15'10 x 10'10 (4.83m x 3.30m)

Luxury vinyl flooring throughout, single panelled radiator, large UPVC double glazed window to front aspect.

Kitchen/Diner:

11'4 x 7'9 (3.45m x 2.36m)

Range of base and eye level units, integrated double ovens, four ring gas hob, stainless steel sink with drainer and integrated fridge/freezer.

To the dining area there is space for a dining table and chairs, UPVC double glazed sliding doors leading to the rear garden and a storage cupboard used as a laundry room.

First Floor Landing:

10'2 x 3'2 (3.10m x 0.97m)

Power and lighting and large airing cupboard.

Bedroom One:

11'6 x 8'9 (3.51m x 2.67m)

UPVC double glazed window to front aspect, fitted wardrobes, single panelled radiator.

En-Suite:

4'0 x 6'11 (1.22m x 2.11m)

Wash hand basin, W/C, walk in shower and heated towel rail.

Bedroom Two:

11'6 x 8'9 (3.51m x 2.67m)

Spacious double bedroom, single panelled radiator and double glazed UPVC window to the rear.

Family Bathroom:

5'6 x 6'7 (1.68m x 2.01m)

Bath with shower over, wall mounted wash hand basin, W/C, heated towel rail and frosted UPVC double glazed window to front aspect.

Bedroom Three:

8'8 x 8'8 (2.64m x 2.64m)

Sizeable third bedroom with single panelled radiator and UPVC double glazed window to the rear.

Rear Garden:

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Fully landscaped and low maintenance rear garden, with a decking area to the rear of the garden and raised flower beds. Side gate leading to the front of the property with two car parking spaces.

Tel: 01594 368202



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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



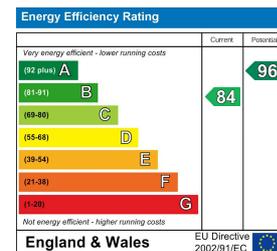
## Floor Plan



## 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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