Dean
ESTATE AGENTS

Tel: 01594 368202
Email: lydney@deanestateagents.co.uk

Hawthorn Court

Kimberley Drive, Lydney, GL15 5UA

£125,000

2 1 1 E

VIRTUAL TOUR AVAILABLE Perfect for First Time Buyers or Investors!

Take a look at this spacious, two bedroom ground floor flat conveniently located in walking distance to Lydney Town Centre.

Approached via UPVC double glazed door to porch:

Entrance Porch:
2'10 x 3'7 (0.86m x 1.09m)
Door to living room.

Living Room:
13'8 x 12'7 (4.17m x 3.84m)
Spacious living room with UPVC double glazed window to front aspect, TV point and large storage cupboard.

Kitchen:
7'8 x 7'8 (2.34m x 2.34m)
Range of base and eye level units, wall mounted boiler, UVPC double glazed window to side aspect, space for oven, space for undercounter fridge and sink with drainer.

Shower Room:
7'11 x 4'6 (2.41m x 1.37m)
Walk-in electric shower, W/C, wash hand basin and heated towel rail.

Bedroom One:
8'8 x 10'6 (2.64m x 3.20m)
Built in wardrobes, UPVC double glazed window to rear aspect.

Bedroom Two:
11'2 x 9'6 (3.40m x 2.90m)
UPVC double glazed window to rear aspect, power and lighting.

Outside:

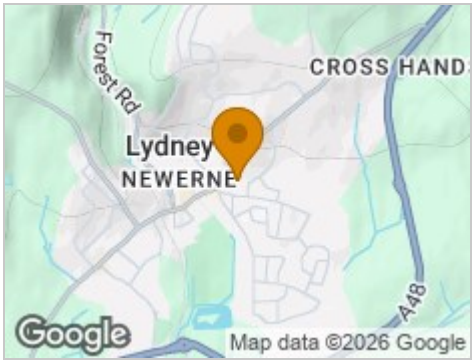
To the front of the property is a large shared laid to lawn garden and a small paved area perfect for bin storage. The property benefits from a shared car park.

Consumer Notes: Dean Estate Agents Ltd have prepared the information within this website/brochure with care and co-operation from the seller. It is intended to be indicative rather than definitive, without a guarantee of accuracy. Before you act upon any information provided, we request that you satisfy yourself about the completeness, accuracy, reliability, suitability or availability with respect to the website or the information, products, services, or related graphics contained on the website for any purpose.
These details do not constitute any part of any Offer, Contract or Tenancy Agreement.
Photographs used for advertising purposes may not necessarily be the most recent photographs, although every effort is made to update photographs at the earliest opportunity. Any reliance you place on such information is therefore strictly at your own risk. All photographic images are under the ownership of Dean Estate Agents Ltd and therefore Dean Estate Agents retain the copyright. You must obtain permission from the owner of the images to reproduce them.
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.

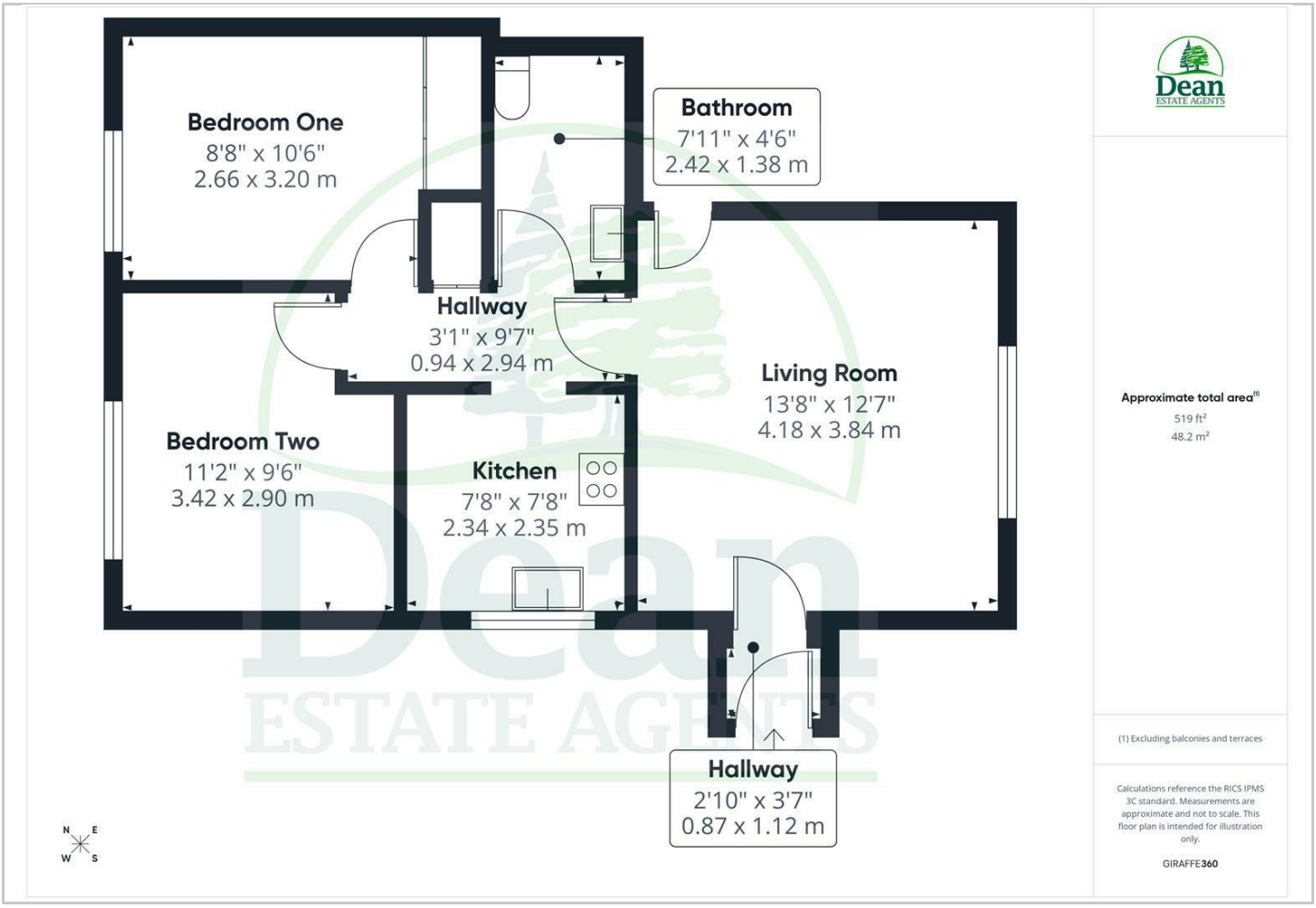
Road Map

Hybrid Map

Terrain Map



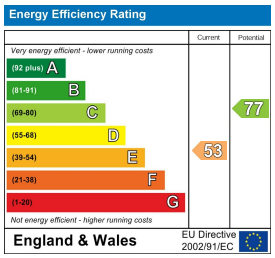
Floor Plan



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

5 Bridge House, Newerne Street, Lydney, Gloucestershire, GL15 5RF
Tel: 01594 368202 Email: lydney@deanestateagents.co.uk

The Property Ombudsman