Dean
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# Par Four Lane

Lydney, GL15 5GB

£208,000

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A well-presented two bedroom end of terrace property, ideal for first-time buyers or investors, having previously been a successful rental property. The home offers well-proportioned accommodation throughout, including a spacious lounge and a modern kitchen/diner with direct access to the garden.

Positioned on a generous plot, the property benefits from both rear and side garden areas with a pleasant outlook towards woodland, providing a private setting. Further benefits include off-road parking for multiple vehicles and being offered with no onward chain.







The property is accessed via a partly glazed UPVC door into:

## Lounge:
10'6 x 12 (3.20m x 3.66m)
Front aspect UPVC double glazed window, radiator, TV point and power points. Stairs leading to first floor landing and understairs storage cupboard. Door leading to:

## W.C.:
5'9 x 3'2 (1.75m x 0.97m)
Front aspect UPVC double glazed frosted window, close-coupled WC, wash hand basin with mixer tap and extractor fan.

## Kitchen / Dining Room:
9'11 x 15'7 (3.02m x 4.75m)
Rear aspect UPVC double glazed window and UPVC patio doors providing access to the garden. Fitted with a range of base and wall units, four-ring gas hob with extractor over, built-in oven, integrated fridge/freezer, space and plumbing for washing machine and dishwasher, stainless steel sink with mixer tap, cupboard housing boiler, radiator and power points.

## First Floor Landing:
7'5 x 7'7 (2.26m x 2.31m)
Side aspect UPVC double glazed window, loft access and doors to:

## Bedroom One:
8'10 x 13'8 (2.69m x 4.17m)
Rear aspect UPVC double glazed window, radiator, power points and built-in wardrobe with hanging and shelving.

## Bathroom:
4'10 x 7'7 (1.47m x 2.31m)
Suite comprising panelled bath with shower attachment over, wash hand basin with mixer tap, close-coupled WC, heated towel rail, shaver point and extractor fan.

## Bedroom Two:
6'4 x 11'11 (1.93m x 3.63m)
Front aspect UPVC double glazed windows, radiator, power points and built-in storage cupboard with hanging and shelving and a front aspect UPVC double glazed window.

## Outside:

To the front, the property benefits from off-road parking for several vehicles.

The rear garden comprises of a patio and seating area leading onto a lawn, all enclosed by fencing and enjoying a pleasant outlook towards woodland. A further side garden area provides additional outdoor space, laid with paving for ease of maintenance, with side access also available.






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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



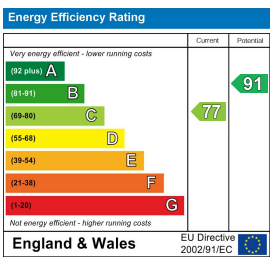

## Floor Plan




## 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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