



Livia Way

Lydney, GL15 5NU

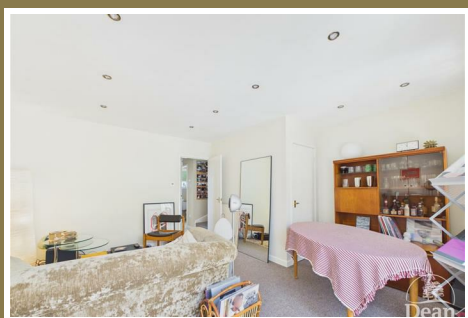
£230,000



A very well presented three bedroom semi detached property, offered to the market with no onward chain and situated in a popular residential location. The property benefits from spacious and versatile accommodation throughout, including a lovely lounge/diner, conservatory and a private rear garden.

Internally, the property offers a fitted kitchen, downstairs WC, spacious lounge/diner with access into the conservatory, three well proportioned bedrooms and a family bathroom. Bedroom one enjoys stunning elevated views towards the River Severn.

Outside, the property benefits from off road parking to the front and a good sized enclosed rear garden with multiple seating areas, all creating a lovely outdoor space to enjoy.



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

Entrance Hallway:

9'4 x 3'1 (2.84m x 0.94m)

Stairs leading to first floor landing, radiator and doors providing access into all ground floor rooms.

Downstairs WC:

5'11 x 3 (1.80m x 0.91m)

Front aspect UPVC double glazed frosted window, close coupled WC, wash hand basin with tap over and radiator.

Kitchen:

9'3 x 8 (2.82m x 2.44m)

Front aspect UPVC double glazed window, fitted with a range of wall, drawer and base mounted units, space for washing machine, dishwasher, oven and fridge freezer, inset ceiling spotlights, power points and fuse board.

Lounge / Diner:

14'4 x 14'7 (4.37m x 4.45m)

Rear aspect UPVC double glazed window and sliding doors providing access into the

conservatory, radiator, under stairs storage cupboard, power points and inset ceiling spotlights.

Conservatory:

7'2 x 11 (2.18m x 3.35m)

Side and rear aspect UPVC double glazed windows with UPVC double glazed roof, radiator and power points.

First Floor Landing:

8'6 x 3'1 (2.59m x 0.94m)

Cupboard space and loft access.

Bedroom One:

8'1 x 12'3 (2.46m x 3.73m)

Front aspect UPVC double glazed windows, radiator, power points and built-in wardrobes with hanging and shelving options. Benefitting from stunning views towards the River Severn.

Bedroom Two:

9'8 x 6'7 (2.95m x 2.01m)

Rear aspect UPVC double glazed window, radiator and power points.

Bedroom Three:

6'7 x 7'6 (2.01m x 2.29m)

Rear aspect UPVC double glazed window, radiator and power points.

Bathroom:

5'6 x 8 (1.68m x 2.44m)

Side aspect UPVC double glazed frosted window, paneled bath with taps over and electric shower, close coupled WC, wash hand basin with tap over, radiator and extractor fan.

Outside:

To the front of the property there is off road parking together with a laid to lawn area and mature shrub borders.

To the rear is a good sized enclosed garden comprising of a patio seating area leading up via steps to a laid to lawn section. To the rear of the garden there is a decking area, with the whole garden enclosed by walling and fencing with a private and non-overlooked outdoor space.



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Road Map



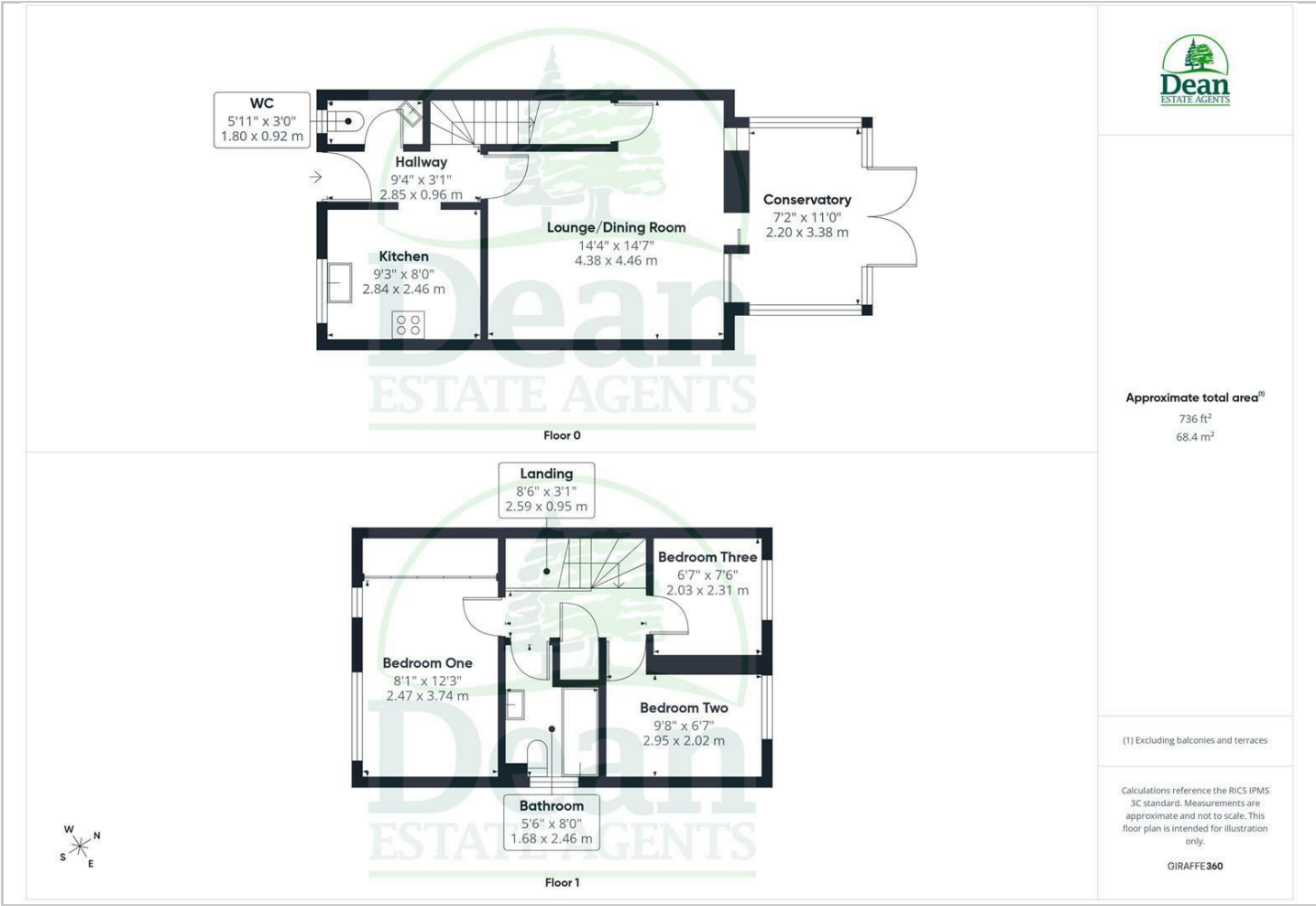
Hybrid Map



Terrain Map



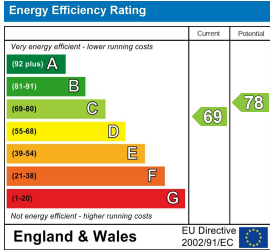
Floor Plan



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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