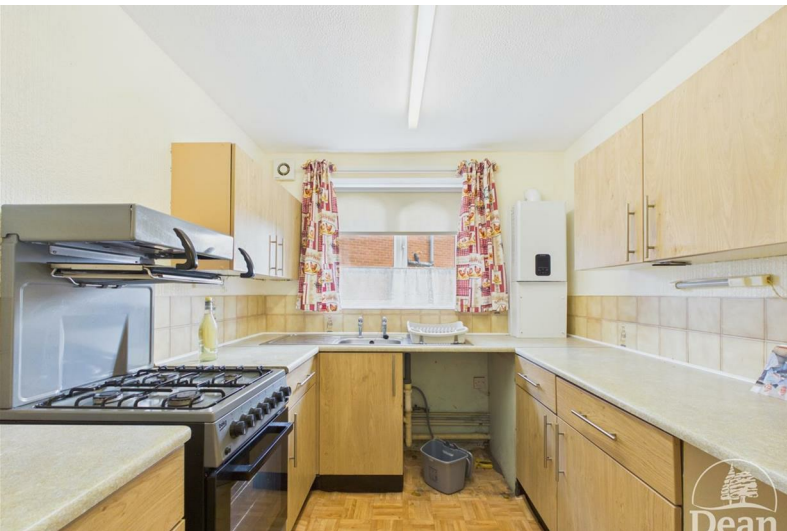




Hawthorn Court

Kimberley Drive, Lydney, GL15 5UA

£125,000



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, UPVC 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.



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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



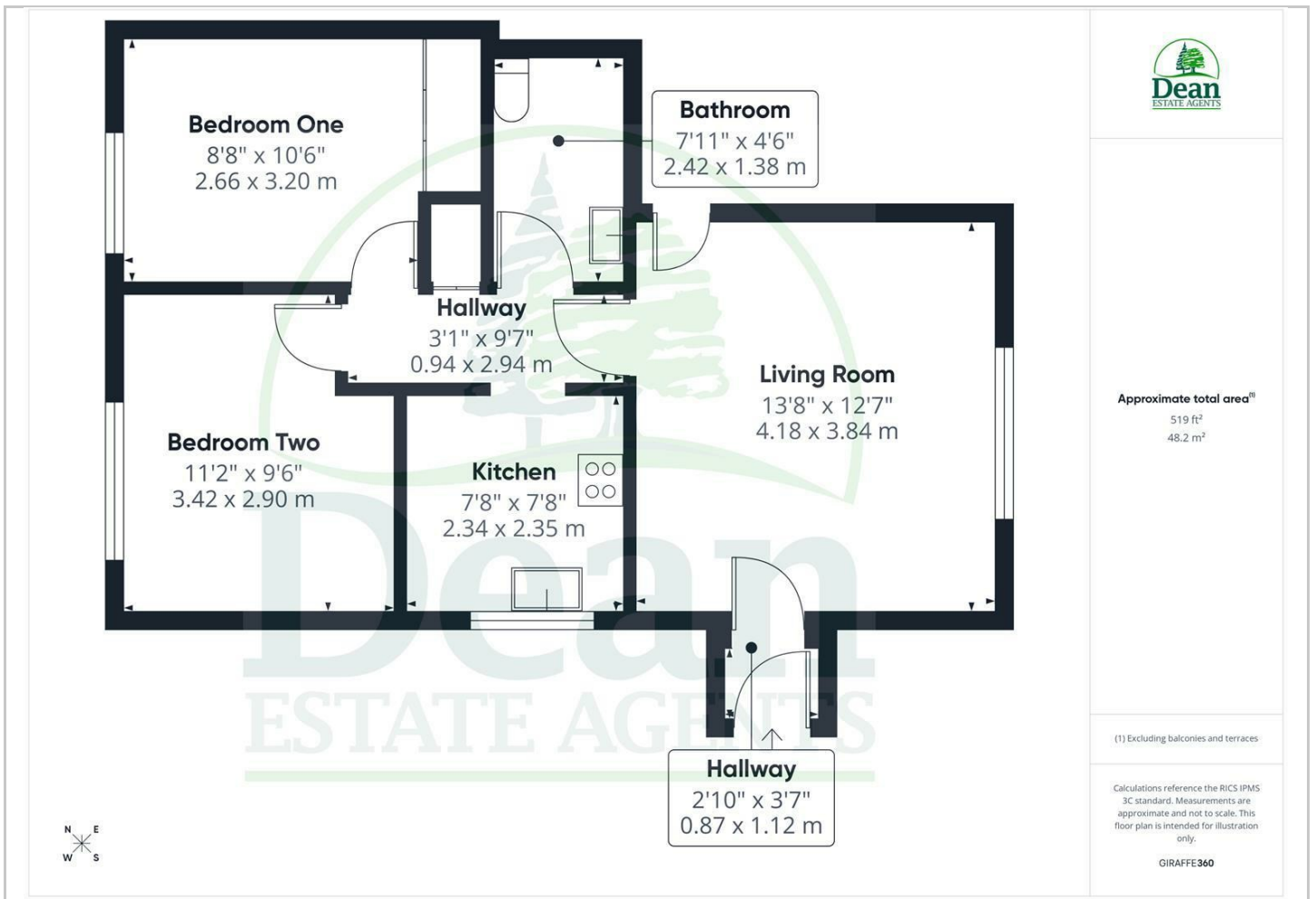
Hybrid Map



Terrain Map



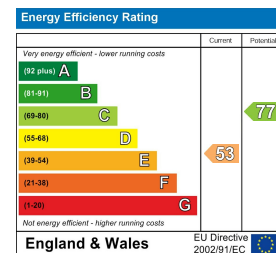
Floor Plan



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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