



## Morcroft Place

Whitecroft, Lydney, GL15 4RQ

£225,000



A well presented two bedroom semi-detached home, benefitting from generous living accommodation throughout together with a large off-road parking area for several vehicles. Being sold with no onward chain, this property would make an ideal purchase for first time buyers, downsizers or those looking for versatile living space.

Internally, the property offers a spacious lounge, fitted kitchen/diner and separate utility room with internal access into the garage. Upstairs provides two well proportioned double bedrooms and a large modern bathroom suite.



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

#### Entrance Porch:

Radiator and inset ceiling spotlights with door giving access into:

#### Entrance Hallway:

Stairs to first floor landing, radiator, power points, understairs storage space and doors leading into all ground floor accommodation.

#### Lounge / Diner:

Dual aspect room with front and rear aspect UPVC double glazed windows, feature fireplace, radiator, television point and multiple power points.

#### Kitchen / Diner:

Rear aspect UPVC double glazed window and fitted with a range of wall, drawer and base mounted units. Built-in oven, four ring gas hob with extractor fan over, integrated dishwasher, sink with mixer tap over, further storage cupboard with hanging and shelving options and additional understairs cupboard housing the fuse board.

#### Utility Room:

Rear aspect UPVC double glazed window and rear aspect UPVC double glazed door providing access onto the rear garden. Fitted base units with sink and mixer tap over, space and plumbing for washing machine and dryer, radiator, power points and inset ceiling spotlights.

#### First Floor Landing:

Front and side aspect UPVC double glazed windows, radiator, loft access space and power points.

#### Bedroom One:

Front aspect UPVC double glazed window, radiator, power points and two built-in wardrobe spaces with hanging and shelving options.

#### Bedroom Two:

Rear aspect UPVC double glazed window, radiator, power points and built-in wardrobe space with hanging and shelving options.

### Bathroom:

Rear aspect UPVC double glazed frosted window, close coupled WC, wash hand basin with tap over, walk-in shower with rainfall shower overhead, separate corner bath with taps over, extractor fan, inset ceiling spotlights and two heated towel rails.

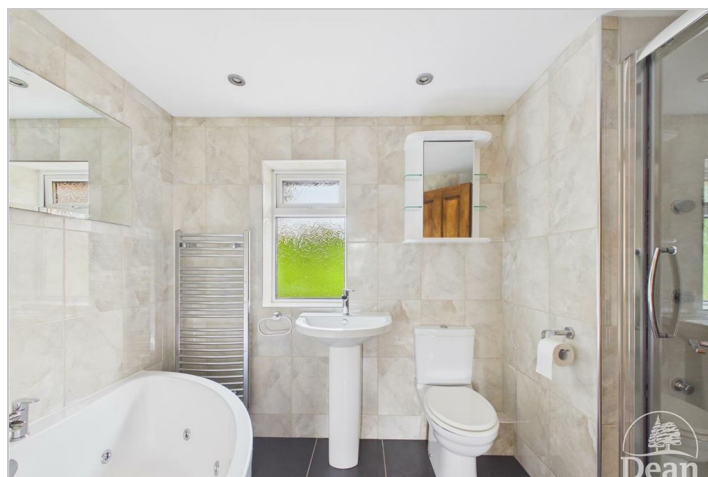
### Outside:

To the front of the property is a stone chipped driveway providing off-road parking for several vehicles and access to the garage.

To the rear is a beautifully arranged low maintenance terraced garden comprising several tiers with patio seating areas, creating an ideal outdoor entertaining space for summer evenings.

### Garage:

Can also be accessed internally from the utility room and benefiting from electric roller door, newly fitted Worcester combination boiler, power, lighting, workbench and loft access space.



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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

**Floor 0**

**Floor 1**

**Approximate total area<sup>1)</sup>**  
961 ft<sup>2</sup>  
89.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**GIRAFFE360**

## 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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