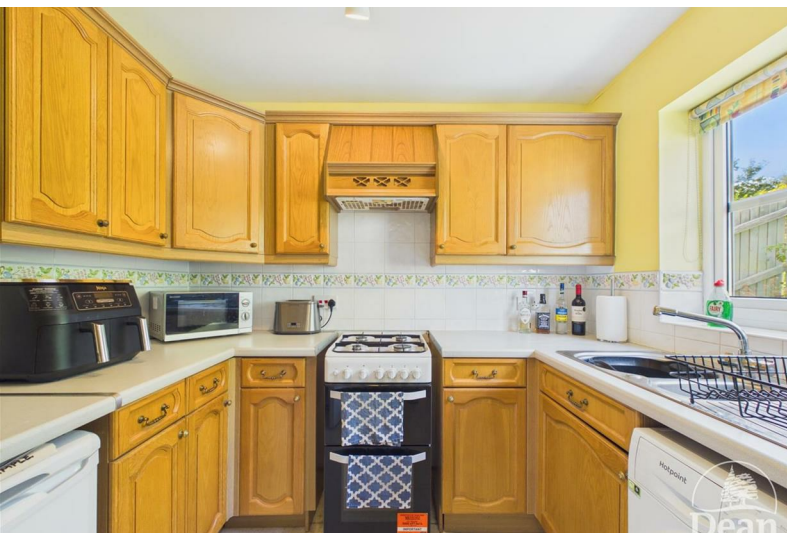




Juno Drive

Lydney, GL15 5NY

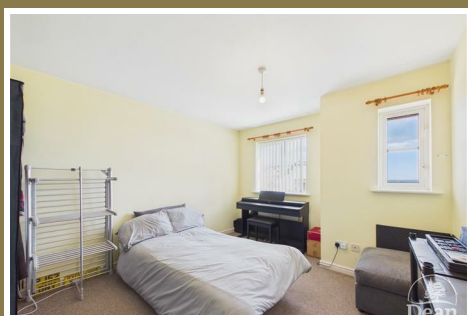
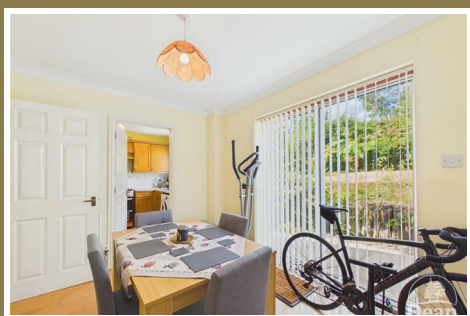
£310,000



VIRTUAL TOUR AVAILABLE Juno Drive offers this sizeable three bedroom detached family home with a integrated garage, two reception rooms and a master bedroom with en-suite.

Perfect for first time buyers or families looking to upsize the property offer plenty of downstairs living space with sizeable bedrooms and storage throughout.

Situated just outside the town of Lydney where you will find a variety of local amenities such as supermarkets, doctors surgeries, dentists, pharmacies, cafes, independent businesses, free houses and great bus links.



Entrance Porch:

2'11 x 3'9 (0.89m x 1.14m)

UPVC double glazed window and door to front of property, single panelled radiator and lighting.

Living Room:

10'8 x 15'9 (3.25m x 4.80m)

Gas fireplace, UPVC double glazed window to front aspect, WiFi point and double panelled radiator.

Dining Room:

10'8 x 8'5 (3.25m x 2.57m)

Double glazed sliding doors to rear patio, thermostat, power and lighting.

Kitchen:

8'2 x 8'5 (2.49m x 2.57m)

Range of base and eye level units, space for under counter fridge, oven and washing machine. Stainless steel sink with drainer, wall mounted boiler and UPVC double glazed window to rear garden.

Downstairs W/C:

5'0 x 2'8 (1.52m x 0.81m)

W/C, wash hand basin, single panelled radiator.

First Floor Landing:

3'0 x 9'7 (0.91m x 2.92m)

Double panelled radiator, power and lighting, access to loft and airing cupboard.

Bedroom One:

9'0 x 9'6 (2.74m x 2.90m)

UPVC double glazed window to rear aspect, single panelled radiator and built-in wardrobes.

En-Suite:

4'9 x 5'2 (1.45m x 1.57m)

Shower cubicle, W/C, wash hand basin, single panelled radiator and frosted UPVC double glazed window to rear.

Bedroom Two:

10'9 x 12'7 (3.28m x 3.84m)

Large double bedroom with UPVC double glazed windows to front aspect with far reaching views.

Bathroom:

5'2 x 8'5 (1.57m x 2.57m)

Bath, W/C, wash hand basin, single panelled radiator, extractor fan and UPVC frosted window to rear aspect.

Bedroom Three:

8'4 x 7'3 (2.54m x 2.21m)

UPVC double glazed window to front aspect and single panelled radiator.

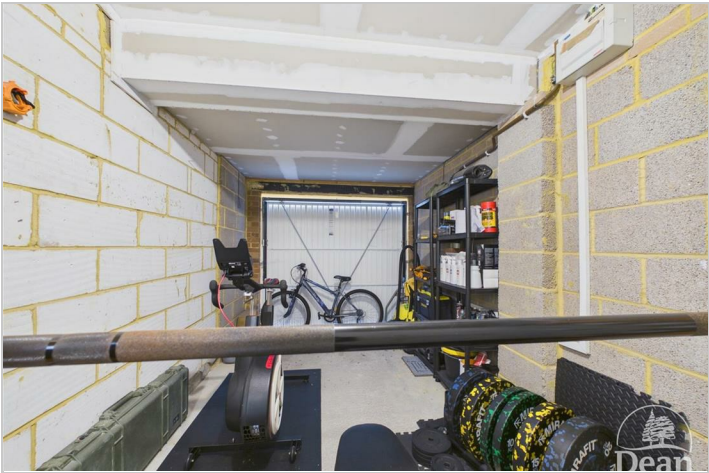
Rear Garden:

Gated side access, outside tap, sizeable patio area leading to generous tired laid to lawn garden.

Garage:

8'4 x 15'9 (2.54m x 4.80m)

Power and lighting, up and over garage door and door to stairway.



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Floor 0

Room	Dimensions (ft)	Dimensions (m)
Garage	8'4" x 15'9"	2.55 x 4.80
Entry	2'11" x 3'9"	0.91 x 1.15
Living Room	10'8" x 15'9"	3.27 x 4.81
Dining Room	10'8" x 8'5"	3.27 x 2.59
Kitchen	8'2" x 8'5"	2.50 x 2.57
WC	5'0" x 2'8"	1.54 x 0.83
Hallway	3'0" x 3'0"	0.92 x 0.94

Approximate total area⁽¹⁾
912 ft²
84.7 m²

Floor 1

Room	Dimensions (ft)	Dimensions (m)
Bedroom One	9'0" x 9'6"	2.76 x 2.91
Bedroom Two	10'9" x 12'7"	3.28 x 3.86
Bedroom Three	8'4" x 7'3"	2.56 x 2.23
Landing	3'0" x 9'7"	0.93 x 2.93
Bathroom	5'2" x 8'5"	1.58 x 2.59
En-Suite	4'9" x 5'2"	1.45 x 1.59

(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.

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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 Rating		Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs		65	84
England & Wales		EU Directive	

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