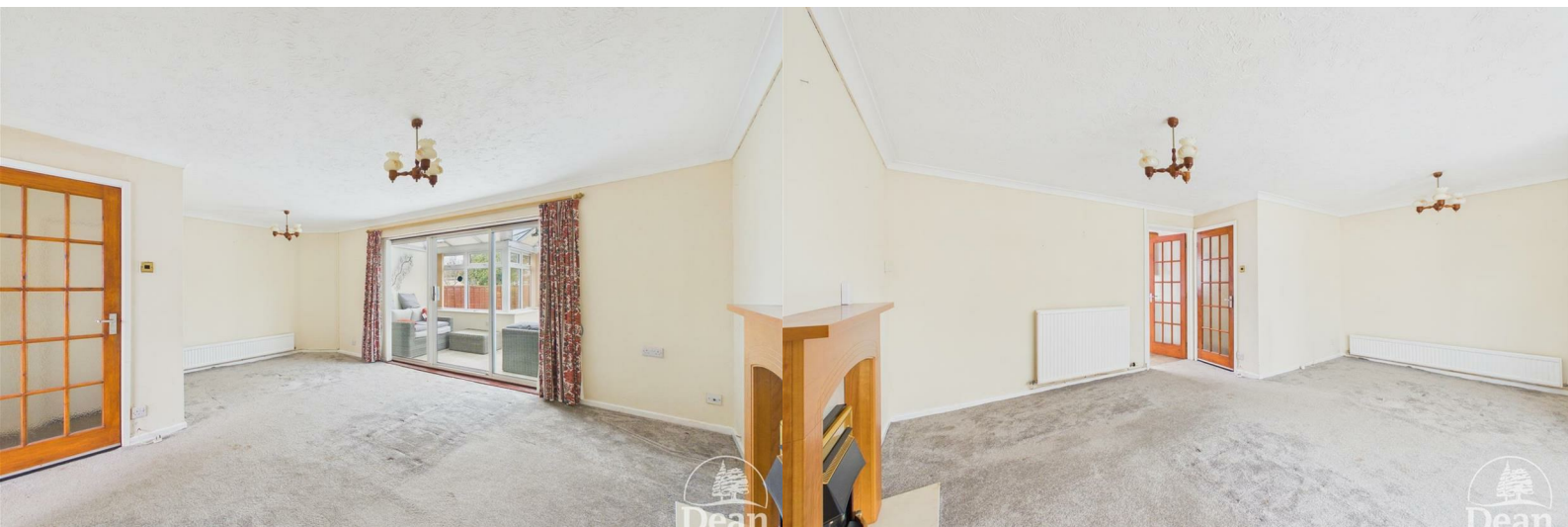




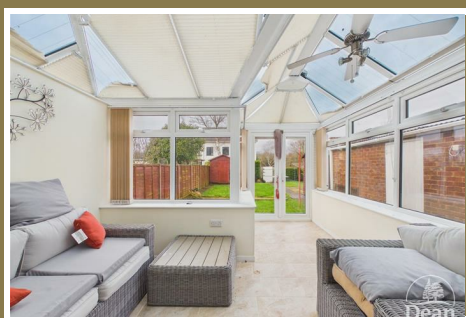
## Beaufort Drive

Lydney, GL15 5QR

£250,000



\*\*\*VIRTUAL TOUR AVAILABLE\*\*\* A spacious three-bedroom semi-detached home offering excellent potential, situated in a desirable location with direct access to Lydney Lake and its scenic walks. The property benefits from a large rear garden, conservatory, garage, generous off-road parking and well-proportioned bedrooms. Offered to the market with no onward chain, this home is ideal for buyers looking to modernise and create their ideal family property in a superb setting.



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

#### Porch:

3'1 x 6'6 (0.94m x 1.98m)

Front aspect UPVC double glazed window, shelving and a frosted internal door providing access to the entrance hallway.

#### Entrance Hallway:

13 x 6 (3.96m x 1.83m)

Stairs to first floor landing, radiator, power points and useful under-stairs storage cupboard. Door providing access to the lounge.

#### Lounge/Diner:

13'6 x 18 (4.11m x 5.49m)

Spacious reception room featuring a gas fireplace with surround, large radiator and power points. Sliding aluminium double glazed doors lead through to the conservatory. Door providing access to the kitchen.

#### Kitchen:

9 x 11'5 (2.74m x 3.48m)

Front aspect UPVC double glazed window and side aspect UPVC double glazed door providing access to the driveway and garage. Fitted with a range of base and wall units, space for oven,

washing machine and freezer, and housing the Ideal boiler.

#### Conservatory:

12'9 x 11'2 (3.89m x 3.40m)

L-shaped conservatory with side and rear aspect UPVC double glazed windows, power points, fan heater, glazed roof and UPVC patio doors opening onto the rear garden.

#### First Floor Landing:

9'2 x 6'1 (2.79m x 1.85m)

Airing cupboard, loft access and doors providing access to all bedrooms and bathroom.

#### Bedroom One:

12'4 x 9'4 (3.76m x 2.84m)

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

#### Bedroom Two:

10'5 x 10'5 (3.18m x 3.18m)

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

#### Bedroom Three:

6'10 x 8'4 (2.08m x 2.54m)

Front aspect UPVC double glazed window, radiator, power points and built-in shelving.

## Bathroom:

6'2 x 7'4 (1.88m x 2.24m)

Rear aspect aluminium double glazed frosted window. Suite comprising close-coupled WC, wash hand basin with mixer tap, radiator and walk-in shower with electric Mira shower over.

## Outside:

To the front of the property there is a driveway providing off-road parking for several vehicles, a lawned area, access to the front porch, side kitchen door and the garage.

To the rear, the garden features a central pathway and patio area with lawned sections to either side, a further patio seating area, and a rear gate providing direct access to Lydney Lake, offering beautiful walks and views.

## Garage

17'2 x 8'5 (5.23m x 2.57m )

The garage is accessed via a manual up-and-over door and benefits from power, lighting and a rear aspect single glazed window.



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Tenanted Property – we are not always able to show the most recent condition of a property due to tenants' privacy and we may choose to show the photographs of the property when it was last vacant to at least allow clients some idea of the internal condition. Therefore, we would of course, urge you to view before making any decisions to purchase or rent the property and before any costs.

Energy Performance Certificates are supplied to us via a third party and we do not accept responsibility for the content within such reports.

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.

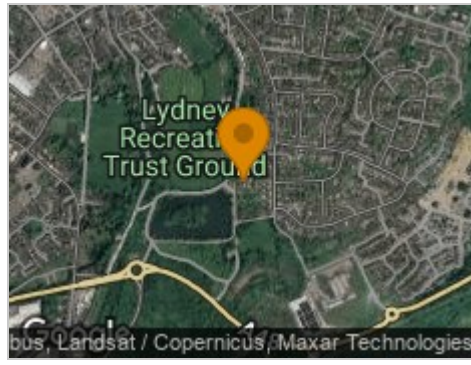
You may also incur fees for items such as leasehold packs and, in addition, you will also need to check the remaining length of any lease before you complete a mortgage application form.

Please ask a member of our team for any help required before committing to purchase a property and incurring expense.

## Road Map



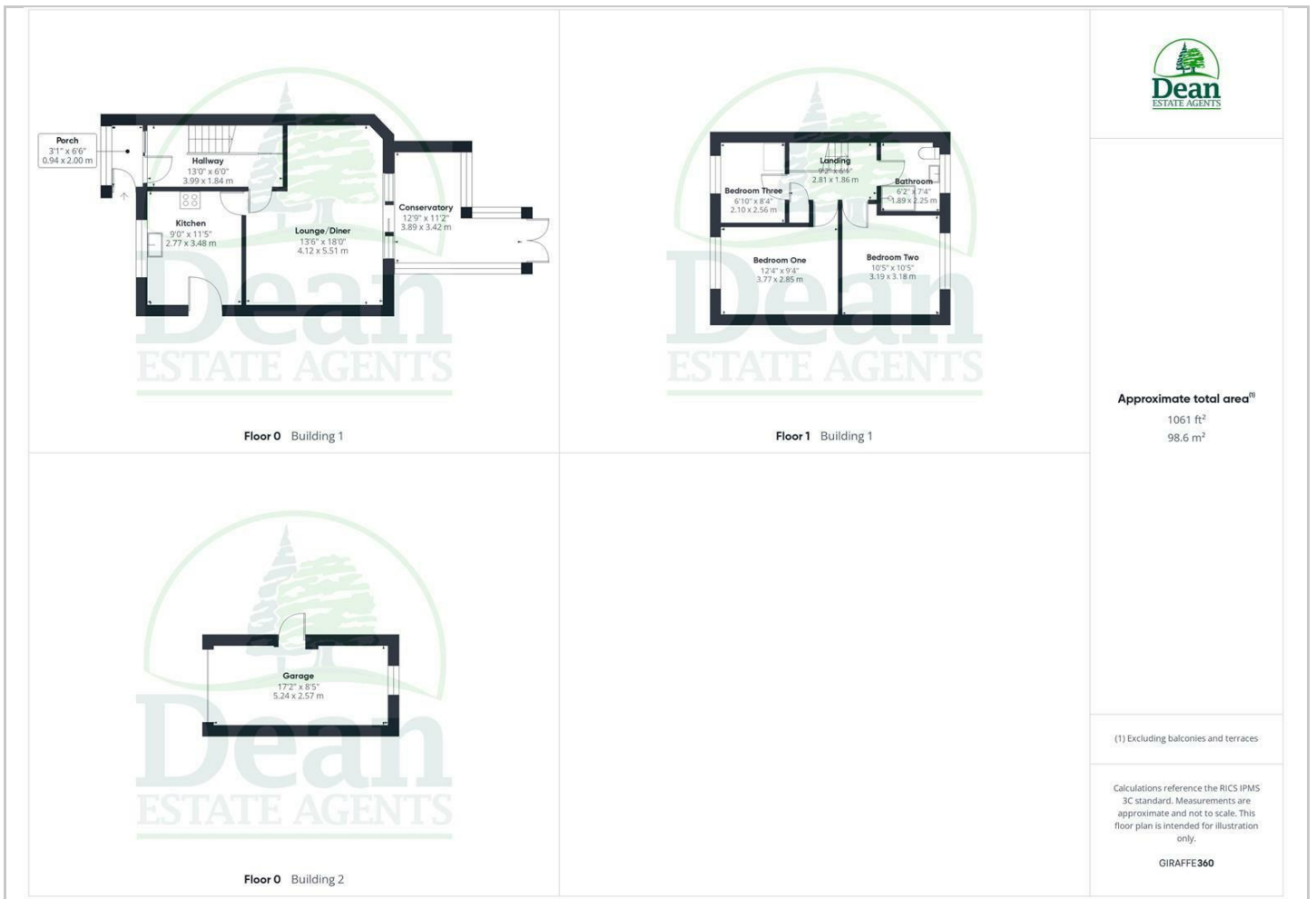
## Hybrid Map



## Terrain Map



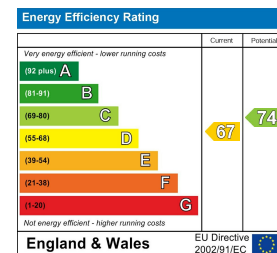
## Floor Plan



## 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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