



## Ridler Road

Lydney, GL15 5BL

£215,000





\*\*\*VIRTUAL TOUR AVAILABLE\*\*\* A well-presented three-bedroom semi-detached home offering generous living accommodation, a substantial rear garden, and ample off-road parking. This property would be ideal for families, first-time buyers, or those seeking additional outdoor and workshop space.



Approached via UPVC double glazed front door: into

#### Entrance Hallway

11'9 x 6'11 (3.58m x 2.11m)

Stairs to first floor landing, radiator, power points, and useful under-stairs storage cupboard. Doors provide access to the kitchen and lounge/diner.

#### Kitchen

Rear aspect UPVC double glazed window and rear aspect UPVC door giving access to the garden. Fitted with a range of base and wall units, stainless steel sink drainer unit with mixer tap, induction hob with extractor hood, built-in Neff oven, space for washing machine, dishwasher, fridge and freezer. Vaillant boiler. Serving hatch to the dining area.

#### Lounge/Diner

11'7 x 14'10 (3.53m x 4.52m)

A spacious dual-purpose living area. The lounge benefits from a front aspect UPVC double glazed window, gas fire with stone surround, radiator and power points. An opening leads through to the dining area, which features aluminum double glazed sliding doors opening onto the rear patio, radiator and power points.

#### First Floor Landing

Side aspect UPVC double glazed window, access to all bedrooms and bathroom.

#### Bedroom One

11'7 x 11'11 (3.53m x 3.63m)

Front aspect uPVC double glazed window, radiator, power points, cupboard housing the hot water cylinder with additional storage and shelving.

#### Bedroom Two

8'10 x 11'11 (2.69m x 3.63m)

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

#### Bedroom Three

8'7 x 9'9 (2.62m x 2.97m)

Front aspect UPVC double glazed window, radiator, power points and over-stairs storage cupboard.

#### Bathroom

5'5 x 9'8 (1.65m x 2.95m)

Rear aspect UPVC double glazed frosted window. Suite comprising panelled jacuzzi bath, separate walk-in shower with overhead shower, close-coupled WC, wash hand basin, heated towel rail.

## Outside

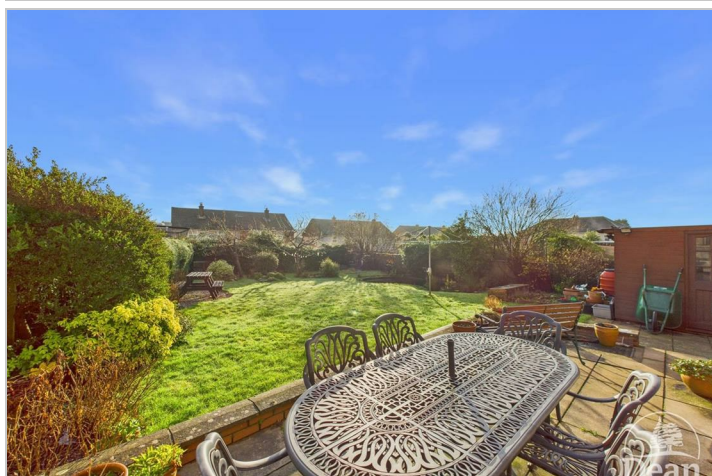
To the rear, the garden begins with a patio seating area leading down to a large, level lawn, enclosed by fencing and hedging. The garden features floral borders, additional seating areas and a pond, creating a pleasant and private outdoor space.

A detached workshop is divided into 2 areas with a separate workshop to the front of the property. benefits from front and rear aspect windows, power, lighting and a WC.

To the front of the property, there is off-road parking for several vehicles, a front lawn area and a pathway leading to the front door.

## Agents Note

A PRC certificate has been issued for this property.



Consumer Notes: Dean Estate Agents Ltd have prepared the information within this website/brochure with care and co-operation from the seller. It is intended to be indicative rather than definitive, without a guarantee of accuracy. Before you act upon any information provided, we request that you satisfy yourself about the completeness, accuracy, reliability, suitability or availability with respect to the website or the information, products, services, or related graphics contained on the website for any purpose.

These details do not constitute any part of any Offer, Contract or Tenancy Agreement.

Photographs used for advertising purposes may not necessarily be the most recent photographs, although every effort is made to update photographs at the earliest opportunity. Any reliance you place on such information is therefore strictly at your own risk. All photographic images are under the ownership of Dean Estate Agents Ltd and therefore Dean Estate Agents retain the copyright. You must obtain permission from the owner of the images to reproduce them.

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.

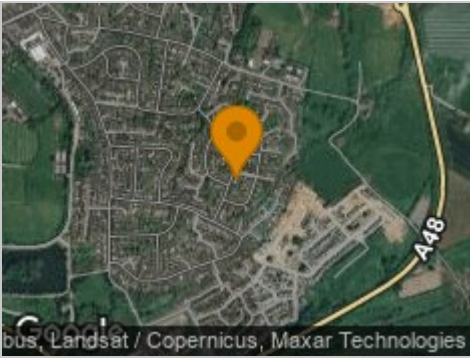
You may also incur fees for items such as leasehold packs and, in addition, you will also need to check the remaining length of any lease before you complete a mortgage application form.

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

**Approximate total area<sup>(1)</sup>**

870 ft<sup>2</sup>  
80.8 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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.