



## Livia Way

Lydney, GL15 5NU

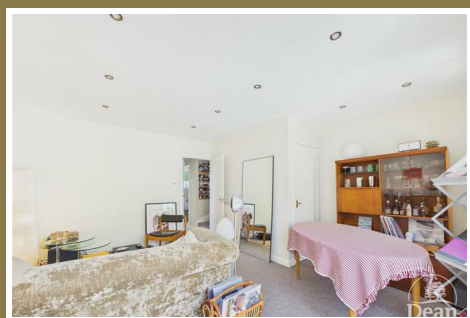
£230,000



A very well presented three bedroom semi detached property, offered to the market with no onward chain and situated in a popular residential location. The property benefits from spacious and versatile accommodation throughout, including a lovely lounge/diner, conservatory and a private rear garden.

Internally, the property offers a fitted kitchen, downstairs WC, spacious lounge/diner with access into the conservatory, three well proportioned bedrooms and a family bathroom. Bedroom one enjoys stunning elevated views towards the River Severn.

Outside, the property benefits from off road parking to the front and a good sized enclosed rear garden with multiple seating areas, all creating a lovely outdoor space to enjoy.



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

#### Entrance Hallway:

Stairs leading to first floor landing, radiator and doors providing access into all ground floor rooms.

#### Downstairs WC:

Front aspect UPVC double glazed frosted window, close coupled WC, wash hand basin with tap over and radiator.

#### Kitchen:

Front aspect UPVC double glazed window, fitted with a range of wall, drawer and base mounted units, space for washing machine, dishwasher, oven and fridge freezer, inset ceiling spotlights, power points and fuse board.

#### Lounge / Diner:

Rear aspect UPVC double glazed window and sliding doors providing access into the conservatory, radiator, under stairs storage cupboard, power points and inset ceiling spotlights.

#### Conservatory:

Side and rear aspect UPVC double glazed windows with UPVC double glazed roof, radiator and power points.

#### First Floor Landing:

Cupboard space and loft access.

#### Bedroom One:

Front aspect UPVC double glazed windows, radiator, power points and built-in wardrobes with hanging and shelving options. Benefitting from stunning views towards the River Severn.

#### Bedroom Two:

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

#### Bedroom Three:

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

#### Bathroom:

Side aspect UPVC double glazed frosted window, paneled bath with taps over and electric shower, close coupled WC, wash hand basin with tap over, radiator and extractor fan.

#### Outside:

To the front of the property there is off road parking together with a laid to lawn area and mature shrub borders.

To the rear is a good sized enclosed garden comprising of a patio seating area leading up via steps to a laid to lawn section. To the rear of the garden there is a decking area, with the whole garden enclosed by walling and fencing with a private and non-overlooked outdoor 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



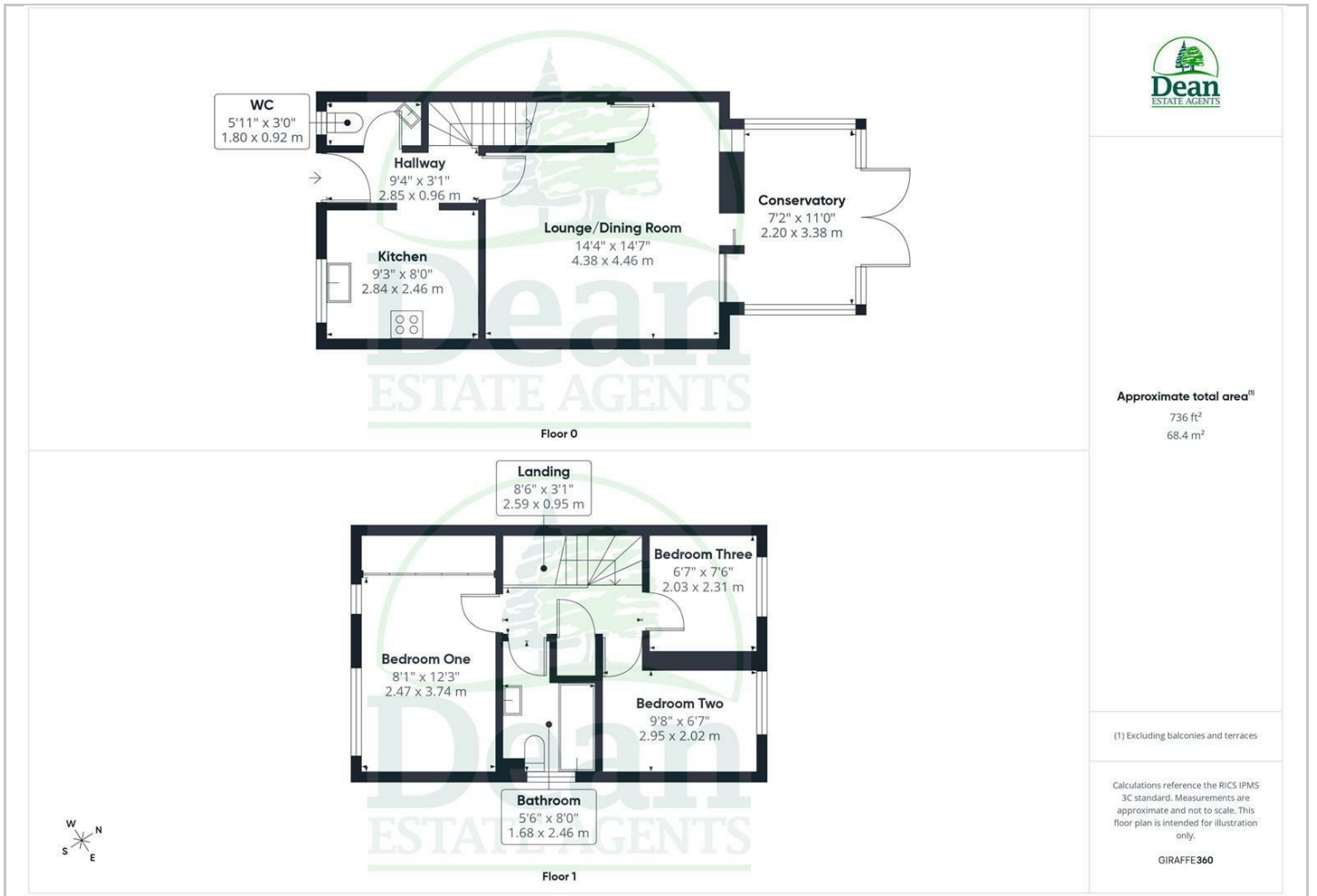
## Hybrid Map



## Terrain Map



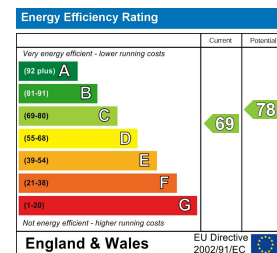
## Floor Plan



## 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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