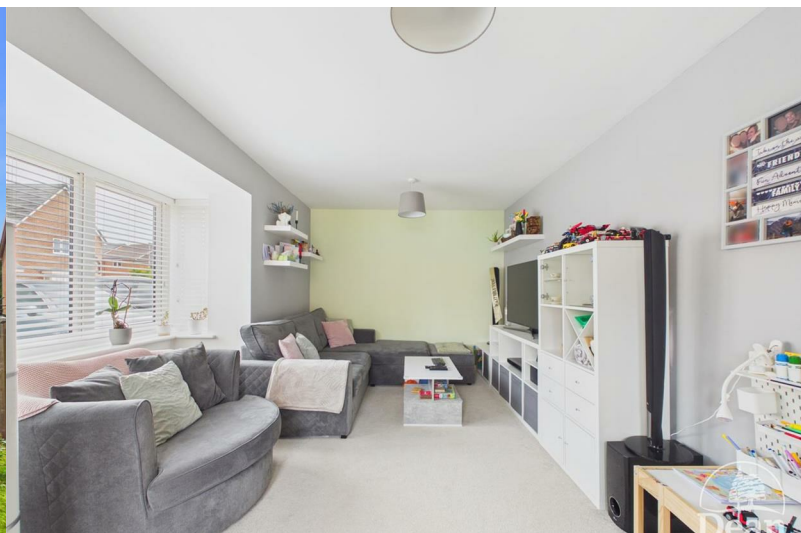




## Snowdrop Crescent

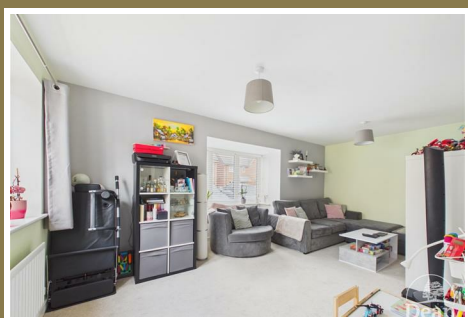
Lydney, GL15 5RD

£300,000



A well-presented three bedroom end of terrace home offering spacious and modern accommodation throughout. The property benefits from a bright and airy lounge, a modern kitchen/dining room ideal for entertaining, and three good sized bedrooms with the master bedroom benefitting from en-suite facilities.

Further benefits include a fully boarded loft with pull-down ladder, enclosed rear garden with rear access, and a convenient location close to local amenities and transport links.



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

#### Entrance Hallway:

15'5 x 6'4 (4.70m x 1.93m)

Radiator, power points, stairs to first floor landing, understairs storage cupboard and doors leading to:

#### Lounge:

18'1 x 9'4 (5.51m x 2.84m)

Front aspect and side aspect UPVC double glazed bay fronted window, radiator, television point and power points.

#### Downstairs WC:

3'5 x 6'4 (1.04m x 1.93m)

Close coupled WC, wash hand basin with mixer tap, radiator and extractor fan.

#### Kitchen / Dining Room:

18 x 9'7 (5.49m x 2.92m)

Front and side aspect UPVC double glazed windows and rear aspect UPVC double glazed patio doors providing access to the garden. Fitted with a range of wall, drawer and base mounted units, built-in oven, hob and extractor fan, integrated fridge/freezer, integrated dishwasher, integrated washing machine, stainless steel sink

with mixer tap over, radiator, power points and cupboard housing the boiler.

#### First Floor Landing:

11'11 x 6'4 (3.63m x 1.93m)

Radiator, power points, loft access (loft space is fully boarded and benefits from a pull-down ladder), over stairs storage cupboard and doors leading to:

#### Bedroom One:

11'11 x 9'7 (3.63m x 2.92m)

Side aspect UPVC double glazed windows, radiator, power points and built-in wardrobes with hanging and shelving options. Door leading to:

#### En-Suite:

3'10 x 8'8 (1.17m x 2.64m)

Front aspect UPVC double glazed frosted window, walk-in shower with tiled surround, close coupled WC, wash hand basin with mixer tap, heated towel rail, inset ceiling spotlights and extractor fan.

#### Bedroom Two:

9'3 x 9'7 (2.82m x 2.92m)

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

### Bedroom Three:

8'5 x 9'7 (2.57m x 2.92m)

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

### Bathroom:

6'10 x 6'4 (2.08m x 1.93m)

Partially tiled walls, paneled bath with taps and shower attachment over, close coupled WC, wash hand basin with mixer tap, heated towel rail, inset ceiling spotlights and extractor fan.

### Outside:

The rear garden comprises of a patio seating area leading onto a laid to lawn section. To the rear of the garden is a concrete base suitable for a garden shed, together with rear and side access gates. The garden is enclosed by fencing creating a private outdoor space.



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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.

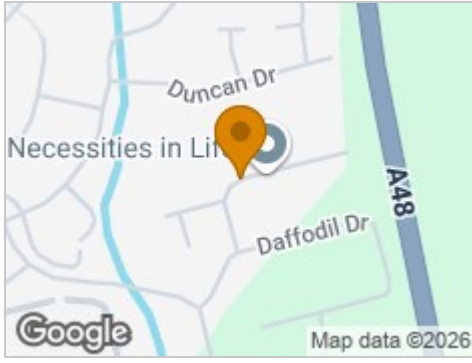
PRC Certificates – Some ex-local authority properties have been repaired in recent years using the PRC Scheme wherein a certificate has been produced by a qualified property engineer. This certificate does not imply the suitability for a mortgage approval and you must satisfy yourself of the work carried 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.

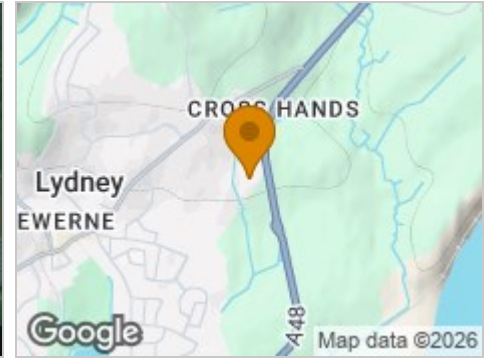
## Road Map



## Hybrid Map



## Terrain Map



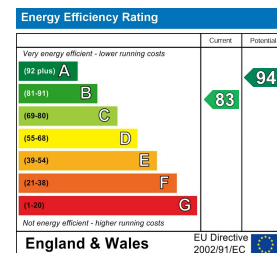
## Floor Plan



## 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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