

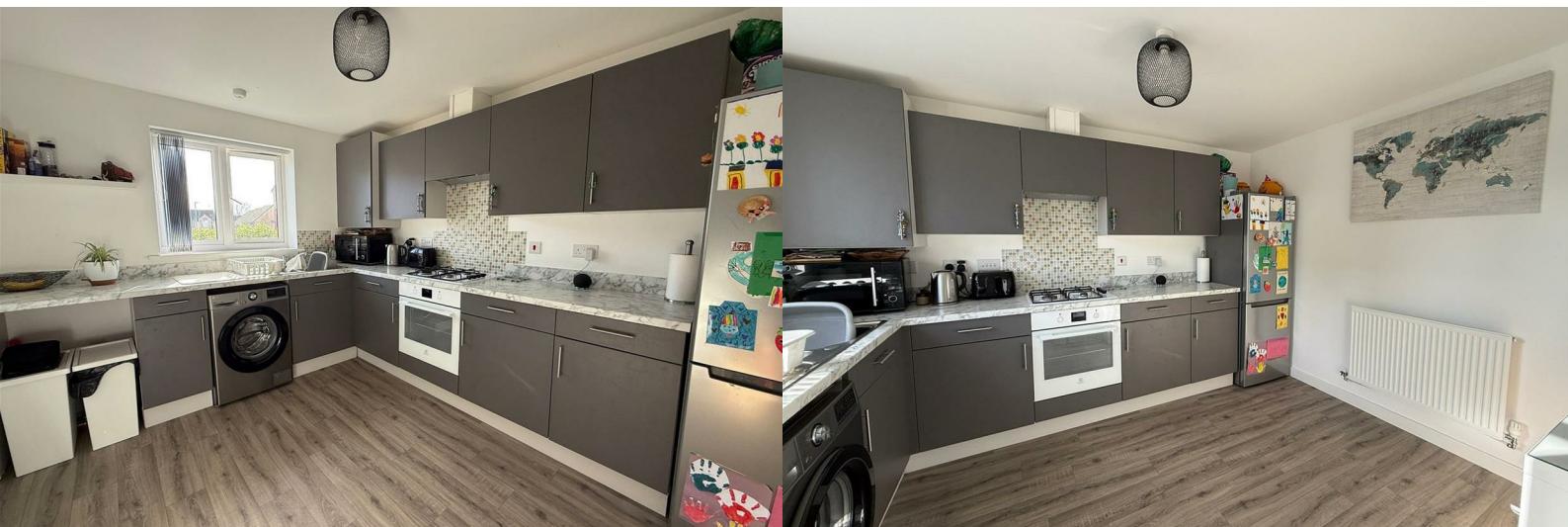


## Linnett Court

Lydney, GL15 5JY

£250,000

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A spacious and well-presented three-bedroom semi-detached home, conveniently located near Lydney Town Centre which has many amenities to include independent cafes, parks, primary schools and a secondary school, shops and supermarkets. The property offers off-road parking for two vehicles, a generous lounge/dining room, a modern kitchen/breakfast room, and an en-suite to the master bedroom. Outside, there is a private, non-overlooked rear garden. Being sold with no onward chain.



Approached via UPVC double glazed door:

#### Entry Hallway:

Power and lighting, single panelled radiator and stairs to first floor.

#### Lounge/Dining Room

Spacious living room with space for a dining area, plenty of power sockets, TV point and UPVC double glazed window to rear aspect and UPVC double glazed doors to rear garden.

#### Kitchen/Breakfast Room:

Range of base and eye level units, sink with drainer, cupboard housing boiler, four ring gas hob, integrated oven and space for fridge/freezer and washing machine.

#### Downstairs W/C:

Wash hand basin, W/C, single panelled radiator, switchboard and UPVC frosted double glazed window to front.

#### First Floor Landing:

Power, lighting and access to loft.

#### Bedroom One:

Double bedroom with en-suite, UPVC double glazed window, single panelled radiator.

#### En-Suite:

Walk-in Shower, wash hand basin, W/C, extractor fan and single panelled radiator.

#### Bedroom Two:

Floor to ceiling UPVC double glazed window, single panelled radiator, power and lighting.

#### Bedroom Three:

UPVC double glazed window, single panelled radiator.

#### Family Bathroom:

Bath with electric shower over and screen, wash hand basin, W/C and frosted UPVC double glazed window.

#### Rear Garden:

Mainly laid to lawn with sizeable patio area, side gate and large storage shed.



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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.

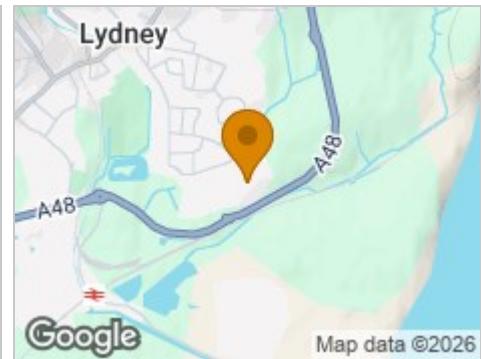
## Road Map



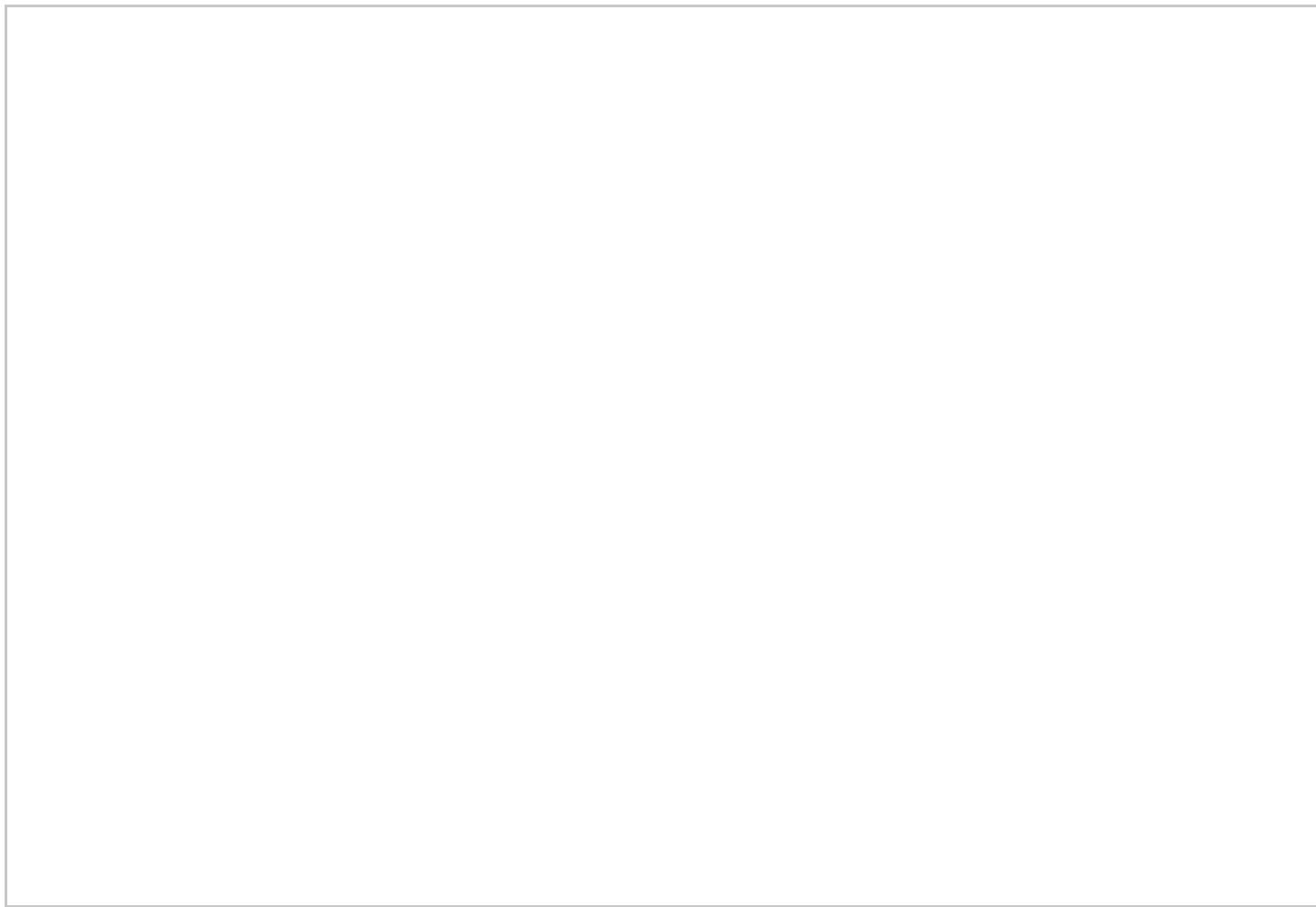
## Hybrid Map



## Terrain Map



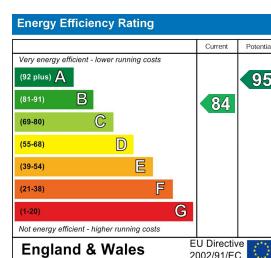
## Floor Plan



## 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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