



## 2 Court Road

Lydney, GL15 5SY

£320,000





\*\*\* VIRTUAL TOUR AVAILABLE \*\*\*Dean Estate Agents offer for sale this modern, three bedroom link detached property with a superb kitchen hosting granite work surfaces, a utility room having matching kitchen units and work tops, cloakroom, spacious lounge, family kitchen/dining room, three first floor bedrooms and a family bathroom.

There is also double glazing, gas central heating and off-road parking.

The gardens are fully enclosed and terraced with lawns and paved patio.

Woodland walks are within moments walking distance and the town of Lydney, approximately 1 mile.



Approached via a composite panelled door into:

**Entrance Porch:**

2'9" x 5'5" (0.85m x 1.67m)

Tiled floor.

**Entrance Hallway:**

7'6" x 4'4" (2.30m x 1.34m)

With stairs to the first floor, radiator, master BT point, mains consumer unit, coved ceiling.

**Lounge:**

17'1" x 13'3" (5.23m x 4.05m)

Front aspect UPVC double glazed window, living flame gas fire with marble and wood surround, coved ceiling, TV aerial point, radiator.

**Kitchen/Dining Room:**

9'3" x 16'4" (2.82m x 5.00m)

A modern kitchen with granite work surfaces, base units, wall cupboards, an integrated electric oven, induction hob, extractor hood with light, pantry cupboard with shelving, recess ceiling lights, tiled floor, UPVC double glazed windows, integrated fridge, carousel storage within two base units, radiator, continued tiled flooring from the kitchen, double glazed opening doors to the gardens.

**Utility Room:**

9'1" x 6'6" (2.79m x 2.00m)

Rear aspect with UPVC double glazed windows, tiled flooring, wall cupboards, plumbing for both a washing machine and dishwasher, granite work surfaces, radiator, base units, led strip lights, UPVC double glazed door and windows to the rear.

**Rear lobby:**

2'9" x 2'9" (0.85m x 0.85m)

Tiled floor and door to the cloakroom and garage.

**Cloakroom:**

2'9" x 6'2" (0.84m x 1.90m)

With WC, wash hand basin, extractor fan.

**First Floor Landing:**

8'7" x 3'2" (2.64m x 0.97m)

With doors to the bedrooms and bathroom, coved ceilings.

**Bedroom One:**

9'4" x 11'9" (2.86m x 3.60m)

Rear aspect with UPVC double glazed window, radiator, built in floor to ceiling wardrobes enclosed by sliding doors, walk in storage cupboard and further cupboard housing the Baxi boiler.

**Bedroom Two:**

11'8" x 6'11" (3.58m x 2.11m)

Front aspect UPVC double glazed window, radiator, coved ceiling and built in double wardrobe.

**Bedroom Three:**

8'0" x 7'0" (2.44m x 2.13m)

Front aspect with UPVC double glazed window, radiator and built in wardrobe.

**Bathroom:**

5'0" x 9'2" (1.52m x 2.79m)

Fitted contemporary bathroom comprising of vanity wash hand basin unit, illuminated wall mirror, large bath with thermostatic shower and rainfall feature, glass shower screen, W.C, heated towel rail, recess ceiling lights, UPVC double glazed window. Tiled walls and floor, extractor fan.

**Outside:**

To the front of the house one will find lawned gardens, off road parking and side path to the rear gardens.

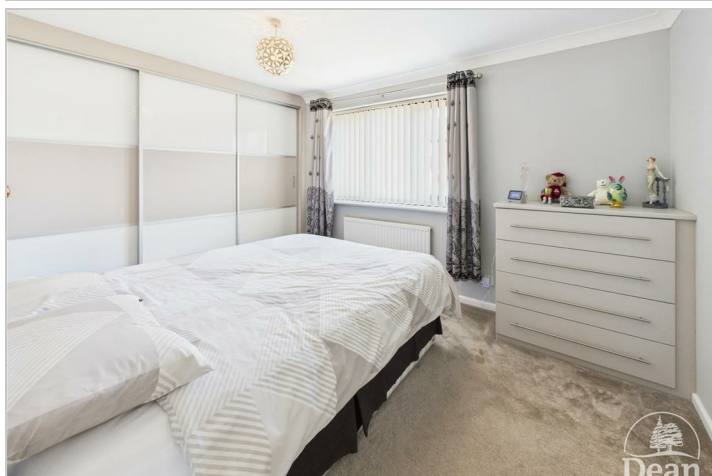
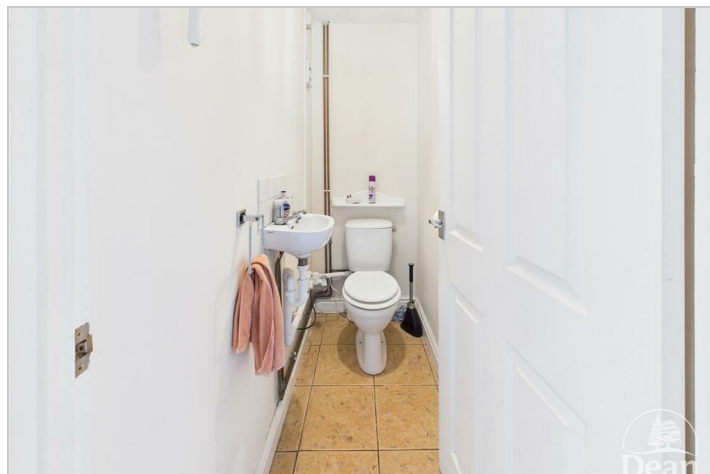
The rear gardens host a paved patio, raised flower beds, lawns, fenced boundaries, wooden shed, side access to the front, outside tap with pet shower and lights, further light to the side aspect.

**Garage:**

17'7" x 9'9" (5.36m x 2.99m)

With power and lighting, roof storage, up and over door.

The property must be viewed to appreciate the accommodation on offer, its elevated position and the close proximity to woodland walks.



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



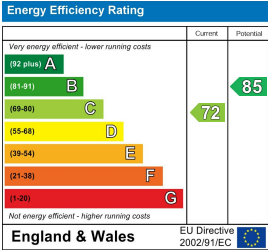
Floor Plan



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.