



## 3 Bracken Drive

Lydney, Gloucestershire, GL15 5AQ

£185,000





\*\*\*VIRTUAL TOUR AVAILABLE\*\*\*NO ONWARD CHAIN\*\*\* IN NEED OF MODERNISATION this dormer bungalow is located in a sought after area of Lydney, the property is a complete project and requires modernisation and updating. Downstairs there is a spacious lounge/diner with doors out to the rear garden, there is a kitchen and a ground floor bedroom. Upstairs there are two further bedrooms and bathroom. Outside there is a garage, off road parking for multiple vehicles and gardens. CALL NOW TO BOOK A VIEWING- WE HAVE THE KEYS.

The town of Lydney is a fantastic commuter town with easy access to the main roads leading to Gloucester/Cheltenham and Bristol. The town has many amenities to include supermarkets, shops, cafes, public houses and parks, the Forest of Dean with many woodland walks and attractions is right on your doorstep.



Approached via wooden obscured glass door into:

#### Entrance Hallway:

12'5" x 6'3" (3.80m x 1.91m)

Doors to lounge/diner, kitchen and under stairs storage cupboard.

#### Lounge/Diner:

Double aspect, single glazed wooden windows to rear, power and lighting, single glazed wooden window front aspect, fireplace.

#### Lounge Area:

20'9" x 10'8" (6.33m x 3.27m)

#### Dining Area:

8'3" x 8'0" (2.53m x 2.44m)

#### Kitchen:

11'8" x 8'11" (3.56m x 2.74m)

Single glazed wooden windows to side and rear aspect, power and lighting, consumer unit box, two storage cupboards.

#### Bedroom Three/Additional Reception Room:

11'3" x 9'8" (3.43m x 2.95m)

Single glazed wooden windows to front aspect, power and lighting.

#### First Floor Landing:

6'9" x 3'0" (2.06m x 0.92m)

Doors to bedrooms and bathroom, smoke alarm, storage cupboard housing hot water tank.

#### Bedroom One:

13'8" x 10'9" (4.18m x 3.29m)

Eaves storage cupboard, power and lighting, single glazed wooden window front aspect.

#### Bedroom Two:

10'8" x 10'7" (3.26m x 3.23m)

Eaves storage cupboard, power and lighting, single glazed wooden window side aspect.

#### Bathroom:

8'0" x 5'4" (2.44m x 1.65m)

White panelled bath, W.C., pedestal wash hand basin, obscured glass single glazed wooden window to rear aspect.

#### Outside:

There is gated access into the property leading to the driveway and path to the front door, the driveway leads to a detached garage. There is a front and rear garden, both in need of work.



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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.

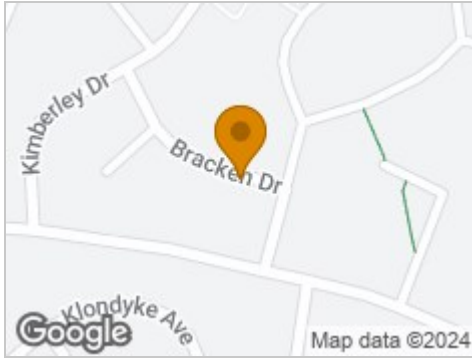
PRC Certificates – Some ex-local authority properties have been repaired in recent years using the PRC Scheme wherein a certificate has been produced by a qualified property engineer. This certificate does not imply the suitability for a mortgage approval and you must satisfy yourself of the work carried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



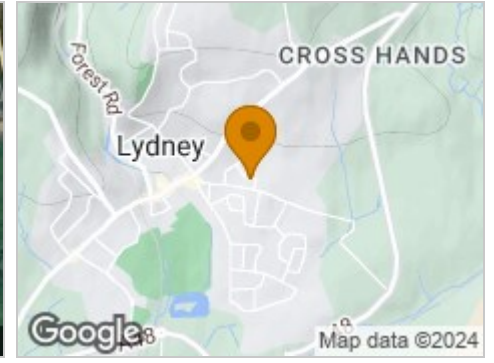
## Road Map



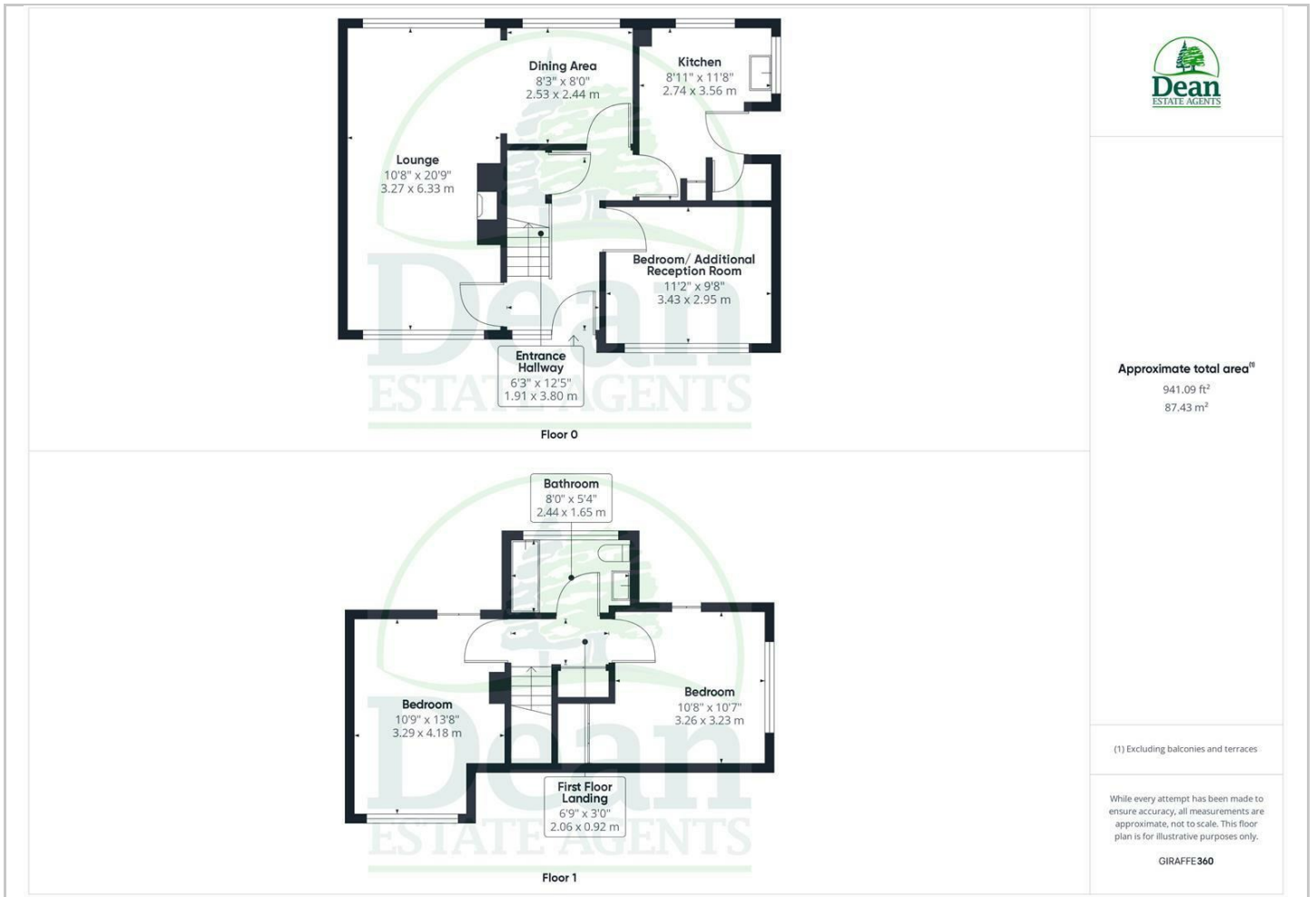
## Hybrid Map



## Terrain Map



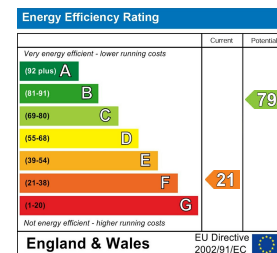
## Floor Plan



## Viewing

Please contact our Coleford Office on 01594 835751 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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