

Dean
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8 Orchard Road
Joys Green, Lydbrook, GL17 9RA
£149,950

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VIRTUAL TOUR AVAILABLENO ONWARD CHAIN*** Dean Estate Agents are pleased to offer this two bedroom semi-detached Cornish Unit house. The accommodation comprises of lounge, kitchen, two bedrooms and bathroom upstairs. The property benefits from large gardens and is situated in a rural countryside village. CASH BUYERS ONLY.

Area Map



Approached via UPVC double glazed front door into:

Lounge:

UPVC double glazed window to front, double panelled radiator, UPVC double glazed front door, stairs to first floor, understairs storage, wall lighting and lighting,

Kitchen/Diner:

A range of base wall and drawer units, space for oven, space for fridge freezer, plumbing for washing machine, pantry cupboard, Worcester boiler, double panelled radiator, window to rear, stainless steel 1 and a half bowl sink with drainer. unit, space for table and chairs.

Bedroom One:

Window to front of property, storage cupboard hosting hot water tank, fitted wardrobe, single pan radiator.



Bedroom Two:

Fitted wardrobe cupboard, window to rear, single pan radiator.

Bathroom:

W.C. vanity sink unit, bath with Mira shower over, vinyl flooring, single pan radiator, window to side, lighting.

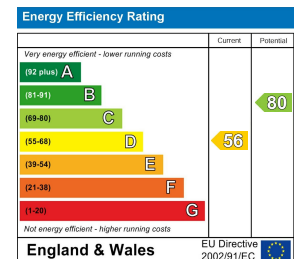
Outside:

The property is accessed via a gate leading down a pathway to the front door, the front garden is mainly laid to lawn with some pretty flower borders. The rear garden has a patio area with space for seating, a large lawned area and a brick built shed for storage. The attractive gardens are filled with mature plants and shrubs. There is access from the front to the rear via a pathway down the side of the property.

Floor Plan



Energy Efficiency Graph



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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.

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