



Viney Hill, Lydney, GL15 4LZ

£220,000



*** VIRTUAL TOUR AVAILABLE *** Dean Estate Agents are thrilled to offer 'For Sale' this rarely available, semi detached stone cottage in need of modernisation. The property is situated in the sought after Hamlet of Viney Hill and offers a kitchen diner, sitting room, two bedrooms and shower room, garden and off road parking.



Entrance Porch :-

Twin double glazed doors.

Sitting Room :-

Fire place (blocked off), two double glazed windows to front aspect, radiator, stairs to first floor, understairs storage cupboard, beamed ceiling.

Kitchen / Diner :-

Range of wall and base cabinets, electric cooker with grill and oven, plumbing for washing machine, tiled splash backs, vinyl flooring, double glazed window to rear aspect, single panel radiator, beamed ceiling, sink unit, space for table and chairs.

First Floor Landing :-

Access to loft space, double glazed window to side aspect.

Bedroom 1 :-

Double glazed window to front aspect, built in cupboard, cupboards to either side of chimney breast, radiator.

Bedroom 2 :-

Double glazed window to rear aspect, radiator.

Shower Room :-

Shower cubicle, wash hand basin, low level WV, tiled walls, radiator, double glazed window to rear aspect.

Outside :-

There is off road parking to the side of the property, To the rear is a level area suitable for a patio, steps lead up to the garden (overgrown) which lies to the side and rear of the property and continues behind the adjoining property.

Consumer Notes :-

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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



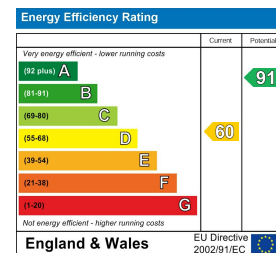
Floor Plan



Viewing

Please contact our Cinderford Office on 01594 825574 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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