



## 25 Milling Crescent

Aylburton, Lydney, GL15 6DD

£220,000



\*\*\*VIRTUAL TOUR AVAILABLE\*\*\* We are delighted to offer to the market this family sized home benefitting from spacious gardens and situated in a sought after village location, there is a so much potential that comes with this property. The semi detached house requires some updating and modernisation but has two large reception rooms, kitchen with separate utility room and three bedrooms upstairs with a bathroom and separate W.C..

Aylburton is a very popular village with a really good community. amenities include a village hall, primary school , St Mary the Virgin Church, Chapel, a recreational ground and public houses/restaurants. There are plenty of lovely woodland walks, Aylburton also has many country lanes where you can take in the views of the beautiful surrounding countryside & is within easy access to Chepstow, Gloucester, Cheltenham M5 & M4.



Approached via UPVC double glazed door into:

#### Entrance Hallway:

5'11" x 4'8" (1.82m x 1.43m)

Double panelled radiator, BT point, smoke alarm, stairs to first floor, doors to lounge and dining room.

#### Lounge:

9'11" x 11'10" (3.03m x 3.62m)

UPVC double glazed window to front aspect, double panelled radiator, power and lighting, airing cupboard, sliding door into kitchen.

#### Kitchen:

11'10" x 5'4" (3.61m x 1.65m)

A range of base, wall and drawer units, stainless steel sink drainer unit, UPVC double glazed window to rear aspect, sliding door to utility room.

#### Utility Room:

UPVC double glazed window to rear aspect, UPVC double glazed door to rear garden, single panelled radiator, Worcester boiler,

plumbing for washing machine, understairs storage, mains consumer unit.

#### Dining Room:

12'5" x 9'8" (3.81m x 2.95m)

UPVC double glazed window to front aspect, two radiators, power and lighting.

#### First Floor Landing:

9'4" x 5'3" (2.87m x 1.62m)

Smoke alarm, UPVC double glazed window to rear aspect, power and lighting, doors to all bedrooms, bathroom and W.C..

#### Bedroom One:

13'1" x 11'10" (4.00m x 3.63m)

UPVC double glazed window to front aspect, storage cupboard, double panelled radiator, power and lighting.

#### Bedroom Two:

12'0" x 9'4" (3.66m x 2.85m)

UPVC double glazed window to front aspect, loft access, double panelled radiator, power and lighting.

### Bedroom Three:

8'11" x 8'1" (2.72m x 2.48m)

UPVC double glazed window to rear aspect, double panelled radiator, storage cupboard, power and lighting.

### Bathroom:

6'3" x 5'6" (1.93m x 1.69m)

Pedestal sink, bath, double panelled radiator, UPVC double glazed obscured window to rear aspect, lighting.

### W.C.:

4'7" x 2'8" (1.42m x 0.82m)

W.C., lighting, UPVC double glazed obscured window to rear aspect.

### Outside:

The front of the property is approached via a few steps to an elevated front garden mainly lawned. To the rear it is mainly laid to lawn. The rear garden is elevated with far reaching views of the river.



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 Properties – 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



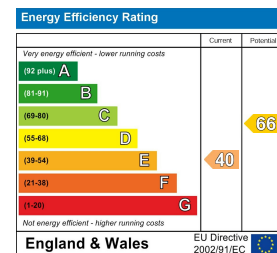
## Floor Plan



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.