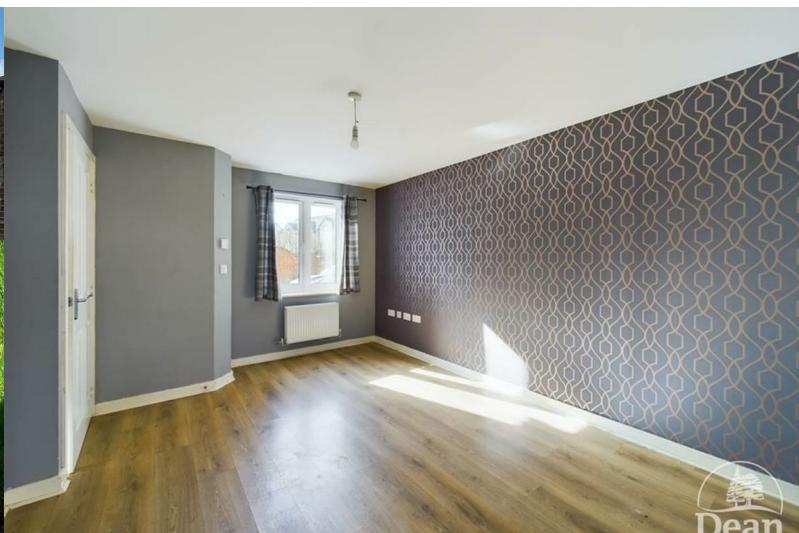




41 Par Four Lane

Lydney, GL15 5GB

£189,995



*****WE NOW HAVE THE KEYS***PROPERTY VACANT***** We are pleased to present to the market this Two Bedroom End of Terrace House situated on a Sought After Development on the outskirts of Lydney Town Centre. The property offers, Two Double Bedrooms (Master Bedroom with En-Suite), Lounge, Kitchen, Downstairs W.C., Family Bathroom, Enclosed Rear Garden and Two Off Road Parking Spaces.

This property is situated in a convenient location close to Lydney Town. The Town Centre of Lydney, gives easy access to local shops and supermarkets, doctors surgery's, public houses and restaurants, leisure centre with swimming pool, gym etc, outdoor swimming pool, train station and local bus routes, Church's & Chapels. Easy access to Chepstow, Bristol, Gloucester, M5 & M4.



Entrance Hallway:

With the stairs leading to first floor landing, ceiling light, radiator.

Lounge:

14'7" x 10'7" (4.47m x 3.23m)

Upvc double glazed window to front aspect, radiator, power points, understairs storage cupboard.

Kitchen:

13'10" x 8'5" (4.24m x 2.57m)

The kitchen comprises of a range of base, wall and drawer units, space for fridge/freezer, washing machine and dishwasher, built-in oven, gas hob with cooker hood over, one and a half bowl single drainer sink unit with mixer tap, wall unit housing wall mounted boiler, upvc double glazed window to rear aspect along with double glazed French doors leading out to the rear garden.

Cloakroom:

WC, wash hand basin with tiled splashbacks, consumer unit, upvc double glazed obscured glass window.

First Floor Landing:

Loft hatch, airing cupboard.

Master Bedroom:

10'7" x 9'8" (3.23m x 2.95m)

Power points, radiator, front aspect upvc double window.

En-Suite:

WC, shower cubicle with mains shower, wash hand basin, extractor fan, front aspect upvc double glazed obscured glass window.

Bedroom Two:

14'0" x 6'11" (4.29m x 2.13m)

Upvc double glazed window to rear aspect, radiator, power points.

Bathroom:

White suite comprising of panelled bath with mixer tap, wash hand basin, partly tiled walls, light, radiator.

Outside:

The rear garden is laid mainly to lawn with a patio area. The garden is securely enclosed by fences and a brick wall.

The property benefits from two off road parking spaces.



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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.

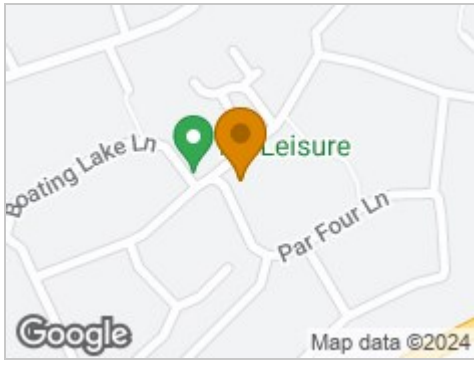
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PRC Certificates – Some ex-local authority properties have been repaired in recent years using the PRC Scheme wherein a certificate has been produced by a qualified property engineer. This certificate does not imply the suitability for a mortgage approval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



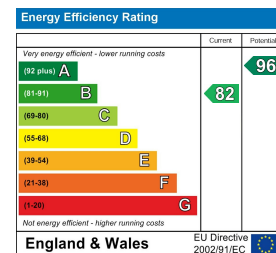
Floor Plan



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



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