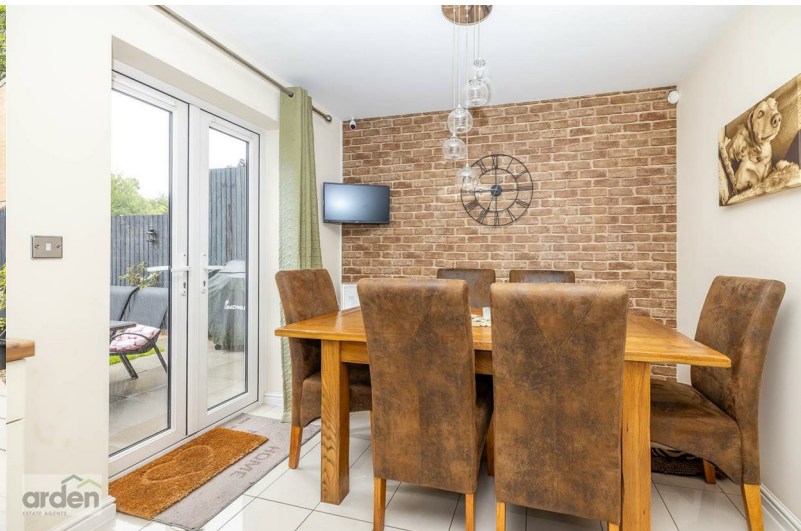




15 Meadow Rise

Lydney, Gloucestershire, GL15 5FJ

Offers Over £275,000



EXCELLENT VALUE **NO ONWARD CHAIN** This Attractive and Spacious, Three Bedroom Detached Family Home offers an Open-Plan Kitchen/Diner, Family Lounge, Ground Floor W.C, first floor Family Bathroom, Three Bedrooms one with Ensuite, Low Maintenance Private Enclosed Garden, Off Road Parking for Two Vehicles. Valid NHBC Warranty until 2025

This property is located a short walk away from Lydney Town and all amenities such as Schools, Supermarkets, Doctors Surgery, Post Office and Public Houses, Sports Centre and Gyms. Beautiful walking facilities around the local woods, Lydney Lake and River Severn is not too far away.



Entrance Hallway:

Spacious entrance hall with wood effect flooring, understairs cupboard, radiator, ceiling light power points, telephone sockets. Doors to lounge, kitchen/diner and WC.

Lounge:

18'4" x 10'0" (5.59m x 3.05m)

With fitted carpet, windows to front and side, two radiators, ceiling lights and power points.

Kitchen/Diner:

18'4" x 8'11" (5.61m x 2.72m)

Fitted with range of matching wall, base and drawer units, space and plumbing for washing machine and dishwasher, space for American style fridge. Integrated electric oven and four burner gas hob with overhead extractor. 1 1/2 bowl stainless steel sink and drainer with tiled splashback and ceramic floor tiles. Window to front and french doors leading to garden, power points, radiator and recessed ceiling spotlights.

W.C.:

6'3" x 3'6" (1.93m x 1.09m)

Window to rear, low level WC, pedestal basin, radiator and wood effect flooring.

First Floor Landing:

Window to rear, fitted carpet, access to loft space, ceiling light and power points. Airing cupboard with wooden slatted shelving, hanging rail and space heater.

Master Bedroom:

14'2" x 10'2" (4.32m x 3.12m)

Window to side, fitted carpet, radiator, ceiling light and power points - door to ensuite.

En-Suite:

8'11" x 3'10" (2.74m x 1.17m)

Window to front and wood effect flooring. Double shower cubicle fully tiled with glazed sliding door. Low level WC, pedestal basin, radiator, ceiling light and extractor fan.

Bedroom Two:

10'9" x 8'11" (3.3m x 2.74m)

Window to front, fitted carpet, radiator, ceiling light and power points.

Bedroom Three:

8'11" x 7'4" (2.74m x 2.24m)

Window to side, fitted carpet, radiator, ceiling light and power points.

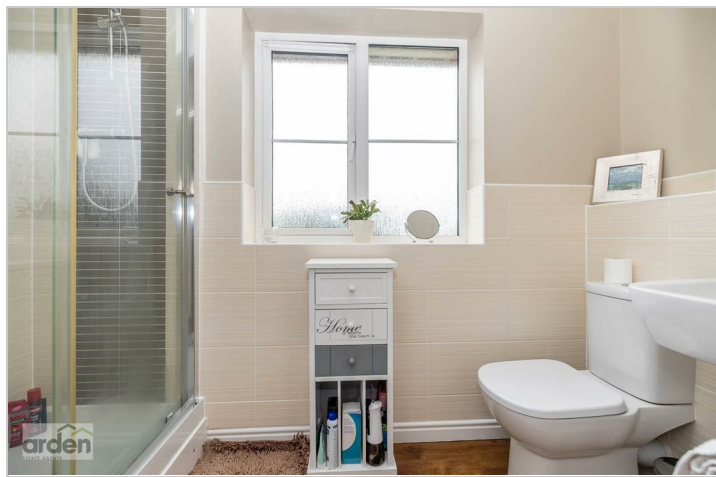
Bathroom:

7'6" x 6'2" (2.29m x 1.88m)

Wood effect flooring, window to front, bath with tiled splash back, pedestal basin, low level WC, radiator, ceiling light and extractor fan.

Outside:

Enclosed garden laid to lawn and patio area, with side and rear gate giving access to parking area for two vehicles.



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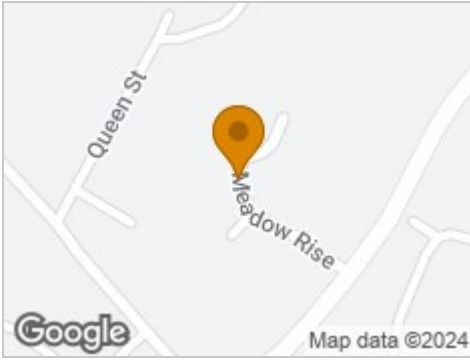
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PRC Certificates – Some ex-local authority properties have been repaired in recent years using the PRC Scheme wherein a certificate has been produced by a qualified property engineer. This certificate does not imply the suitability for a mortgage approval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

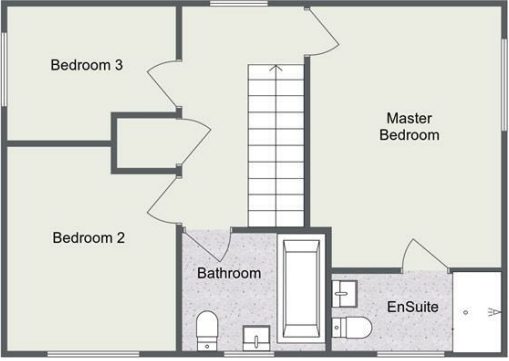


Meadow Rise

Approx 979 sqft



Ground Floor



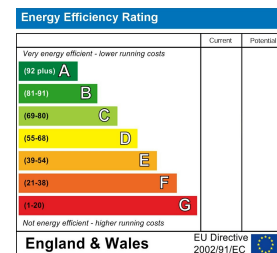
First Floor

For illustrative purposes only. Decorative finishes, fixtures & fittings do not represent the current state of the property. Measurements are approximate & not to scale. Floor plans made using RoomSketcher.

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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