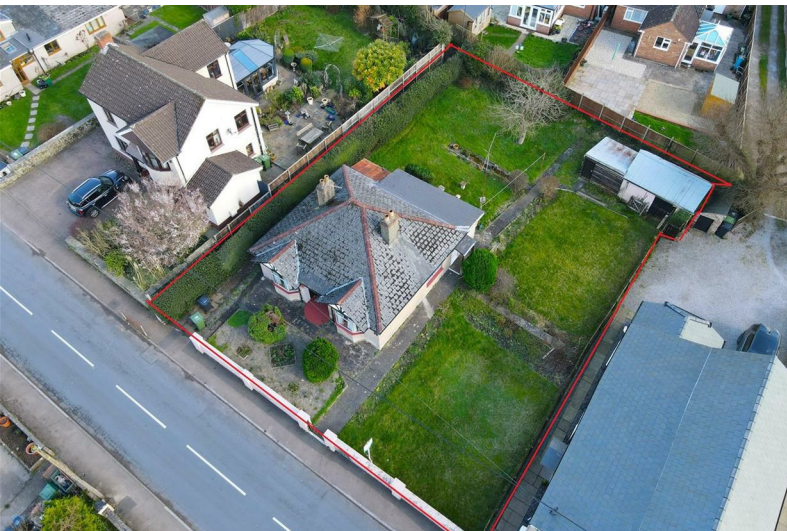




## 83 Primrose Hill

Lydney, Gloucestershire, GL15 5SW

£285,000





**\*\*NO ONWARD CHAIN\*\*** First Time On Market since built in the 1930's. This Delightful Two Double Bedroom Detached Bungalow having Entrance Hallway, Lounge, Dining Room, Kitchen and Bathroom. Many Original Features. Outside WC, Garden Store and Stone Outbuilding, Large Plot. This property has so much potential and scope to extend. Modernising Required.

This property is situated in a convenient and sought after 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, train station and local bus routes, Church's & Chapels, Primary Schools & Senior School. Easy access to Chepstow, Bristol, Gloucester, M5 & M4. Being situated in the Forest of Dean, Gloucestershire, there are many Woodland Walks, Woodland Cycle Tracks, River Walks & Lovely Countryside and much more.



#### Entrance Hallway:

Having fitted carpet, Dimplex Quantum electric radiator, doors to lounge, dining room, bedrooms and bathroom.

#### Lounge:

13'8" x 12'2" (4.17m x 3.71m)

Having wood flooring, a lovely 1930's feature fireplace with wood surround, bay window to front aspect, Dimplex Quantum electric radiator, picture rails, ceiling light and power points.

#### Dining Room:

12'2" x 9'10" (3.71m x 3.02m)

Original feature fireplace, window to side aspect, original picture rails, Dimplex Quantum electric radiator, power points, ceiling light, door to kitchen.

#### Kitchen:

15'8" x 8'5" (4.8m x 2.59m)

Double aspect windows to rear and side garden, having a range of matching wall, base and drawer units, space for gas cooker, stainless steel sink with double drainer, tiled splash-backs, space

for larger fridge/freezer, space & plumbing for automatic washing machine/dishwasher, ceiling light, power points, electric radiator, doorway to walk-in pantry.

#### Walk In Pantry:

6'5" x 2'9" (1.98m x 0.84m)

A useful pantry having shelving, ceiling light and door through to hallway.

#### Bedroom One:

13'8" x 11'10" (4.17m x 3.63m)

Bay window to front aspect, original feature fireplace, picture rails, ceiling light, electric radiator.

#### Bedroom Two:

12'0" x 8'9" (3.66m x 2.69m)

Original feature fireplace, window to side aspect, picture rails, power points, ceiling light, electric radiator.

#### Bathroom:

9'10" x 3'10" (3.02m x 1.19m)

Wood effect vinyl flooring, window to side aspect, wash basin, tiled splash-backs, bath, ceiling light, wall mounted electric fan heater.

## W.C.:

WC and water tap.

## Outside:

Double gates and drive to the front and single pedestrian gate accessing the garden. The garden is mainly laid to lawn with flowers and shrubs.

Wooden garden shed, workshop, stone outbuilding plus outside WC.



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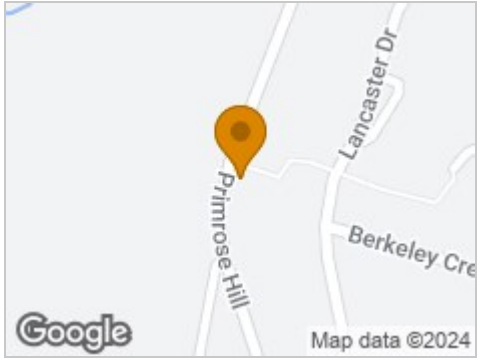
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## Road Map



## Hybrid Map



## Terrain Map



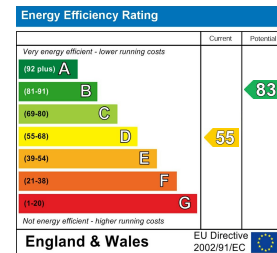
## Floor Plan



## 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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