



5 Templeway

Lydney, Gloucestershire, GL15 5HU

Offers Over £300,000



****MUCH SOUGHT AFTER LOCATION**NO ONWARD CHAIN**** Large Garden, Off Road Parking, Garage with Electric Door, Power and Lighting, Downstairs WC, Conservatory, Lounge, Dining Room, Kitchen, Bathroom, Three Large Bedrooms, Convenient Location for Lydney Town, Countryside Walks on your Doorstep.

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:

Fitted carpet, window to side, understairs cupboard, smoke detector, radiator, power points and ceiling light. Stairs to first floor.

Lounge:

14'6" x 13'3" (4.42m x 4.04m)

Large bay window with front aspect, feature fireplace with wooden surround, slate hearth and coal effect gas fire, radiator, fitted carpet, ceiling light and power points.

Dining Room:

11'10" x 9'6" (3.61m x 2.92m)

Exposed original floor boards, feature fire recess, window and patio door to rear, radiator, ceiling light and power points.

Kitchen:

9'6" x 8'7" (2.9m x 2.64m)

Having a range of matching wall, base and drawer units, four burner gas hob with overhead extractor, double oven with grill, integrated washing machine, integrated fridge, sink and single drainer, tiled splash back, window with side aspect, recessed spot lights, power points and opening to conservatory.

Conservatory:

12'0" x 10'5" (3.66m x 3.2m)

A very light and airy room having views over the patio area and rear garden. Wood effect laminate flooring, French doors leading to patio and garden, access door to side, wall light and power points.

Cloakroom:

3'4" x 2'3" (1.04m x 0.69m)

Low level WC and window to side.

First Floor Landing:

Fitted carpet, loft room access with pull down ladder, window to side, ceiling light and power points.

Bedroom One:

15'1" x 13'5" (4.6m x 4.09m)

Spacious room with large bay window to the front, built in wardrobes and cupboards, fitted carpet, radiator, two recessed ceiling spotlights and centre ceiling light, power points.

Bedroom Two:

11'10" x 9'10" (3.61m x 3.02m)

Good size room with window with rear aspect, fitted carpet, radiator, ceiling lights and power points.

Bedroom Three:

9'6" x 8'9" (2.9m x 2.67m)

Another good size room with window with rear aspect, fitted carpet, radiator, ceiling lights and power points.

Bathroom:

6'7" x 6'0" (2.01m x 1.85m)

Having a shower cubicle with Tritan electric shower, low level WC, wash basin with storage below, extractor fan, windows to front and side, heated chrome ladder towel rail, fully tiled walls, ceiling light and electric shave point.

Loft Room:

15'8" x 14'6" (4.78m x 4.42m)

With fitted carpet, three Velux windows, under eaves storage cupboards, radiator, lighting and power points.

Garage:

23'11" x 9'1" (7.29m x 2.77m)

Large garage with power and lighting, electric up and over door, courtesy door to side and windows to side and rear.

Outside:

Ample off road parking to the front and driveway to side leading to garage and rear garden.

Rear garden secluded patio area with garden laid to lawn with flower borders and shrubs, outside power points and summer house.



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.

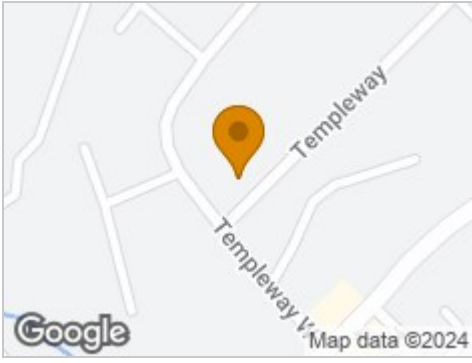
Photographs used for advertising purposes may not necessarily be the most recent photographs, although every effort is made to update photographs at the earliest opportunity. Any reliance you place on such information is therefore strictly at your own risk. All photographic images are under the ownership 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.

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.

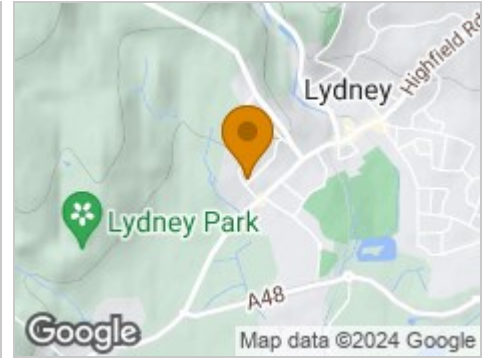
Road Map



Hybrid Map



Terrain Map



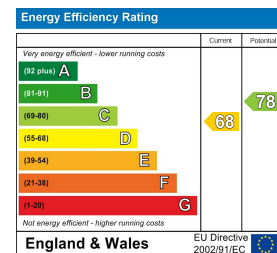
Floor Plan



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.