



10a Bream Road , Lydney, GL15 5JH

£250,000



VIRTUAL TOUR AVAILABLE Dean Estate Agents are delighted to offer to the market this two bedroom detached bungalow situated close to the town centre in Lydney.

The property sits on a large plot and benefits from ample off road parking and stunning views over Lydney and the surrounding countryside. The accommodation comprises of utility room, with access to the rear garden, kitchen/diner, lounge with patio doors overlooking the views, two bedrooms and a bathroom.

Lydney has many amenities to include supermarkets, independent shops and cafes, doctors surgeries and primary and secondary schools. The town also benefits from a harbourside great for walks along the river, a park and a boating lake.



Approached via UPVC double glazed door into:

Utility Room:

UPVC double glazed window, plumbing for washing machine, double panelled radiator, mains consumer unit, power and lighting, tiled flooring, door into kitchen, UPVC double glazed door to rear garden.

Kitchen:

A range of base, wall and drawer units, worktops, tiled splashbacks, stainless steel sink with drainer unit, oven with 4 ring gas hob, UPVC double glazed window, space for fridge/freezer, single panelled radiator, loft access, power and lighting.

Inner Hallway:

Doors to kitchen, both bedrooms, lounge and bathroom.

Lounge:

Gas fire with wooden mantel, UPVC double glazed sliding doors, double panelled radiator, tv point, gas fire, power and lighting.

Bedroom One:

UPVC double glazed window, single panelled radiator, power and lighting.

Bedroom Two:

UPVC double glazed window, fitted wardrobes, double panelled radiator, power and lighting.

Bathroom:

UPVC double glazed window, vanity sink unit, bath with shower over, W.C., tiled flooring, heated towel rail, lighting.

Garage:

Up and over door, power and lighting, door to rear garden.

Outside:

To the front of the property there is ample off road parking for multiple vehicles, the bungalow sits in the centre of the plot and there is more parking to one side and a gravelled area with mature plants and shrubs. The rear garden has a patio area going the length of the bungalow and there is steps down

to a pathway to the bottom of the garden, gravelled area and lawned section. The rear garden benefits from stunning views across Lydney and the forest beyond.

Agents Note:

This property is only suitable for CASH BUYERS due to the construction of the property.



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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.

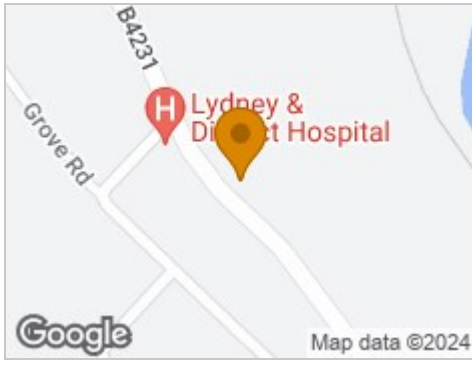
Energy Performance Certificates are supplied to us via a third party and we do not accept responsibility for the content within such reports.

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.

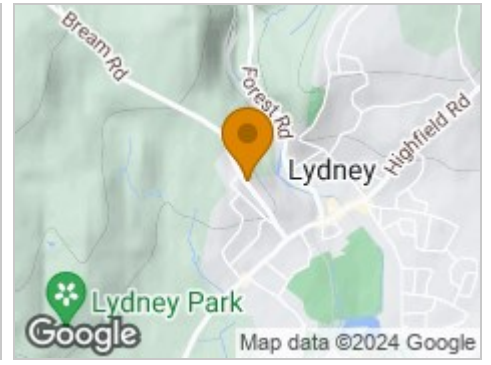
Road Map



Hybrid Map



Terrain Map



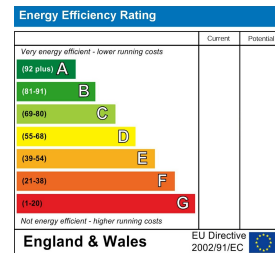
Floor Plan



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



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