



2 Clanna Lane

Alvington, Lydney, Gloucestershire, GL15 6BD

Price Guide £255,000



Set in A Quiet Village Location we are pleased to present this Three Bedroom Semi-Detached House. The accommodation offers: Entrance Hall, Lounge with Multi-Fuel Burner, Kitchen with Larder Cupboard, Downstairs Shower Room, Three Bedrooms, Great Size Rear Garden & Countryside Walks on your Doorstep.

Alvington is a very popular Village with its own Village Hall, Church, Recreational Ground, Public Houses/Restaurants Convenience Store & Garage. Alvington also has many Country Lanes where you can take in the Views of the Beautiful surrounding Countryside & is within easy access to Chepstow, Cardiff, Gloucester, Cheltenham M5 & M4.



Entrance Hallway:

5'4" x 6'4" (1.63m x 1.95m)

Radiator, ceiling light, power point, telephone point, window to front.

Lounge:

10'4" x 15'2" (3.17m x 4.64m)

Newly fitted carpet, multi-fuel stove, window to both front and rear, radiator, power points, TV point.

Kitchen:

9'4" x 8'5" (2.85m x 2.59m)

Tiled flooring, gas oven and hob with extractor hood over, a range of base, wall and drawer units, hard wood work surface, radiator, power points, larder cupboard, window and door to rear aspect.

Shower Room:

5'5" x 6'0" (1.67m x 1.85m)

Updated Shower Room, vinyl flooring, shower cubicle, wash hand basin, W.C, vertical radiator.

First Floor Landing:

5'10" x 7'6" (1.78m x 2.3m)

Newly fitted carpet (stairs and landing), powerpoints & lighting.

Bedroom One:

11'10" x 15'0" (3.63m x 4.59m)

Newly fitted carpet, feature fireplace, T.V. point, powerpoints, window to both front and rear, radiator.

Bedroom Two:

7'4" x 10'7" (2.26m x 3.23m)

Newly fitted carpet, feature fireplace, powerpoints, window to front, radiator.

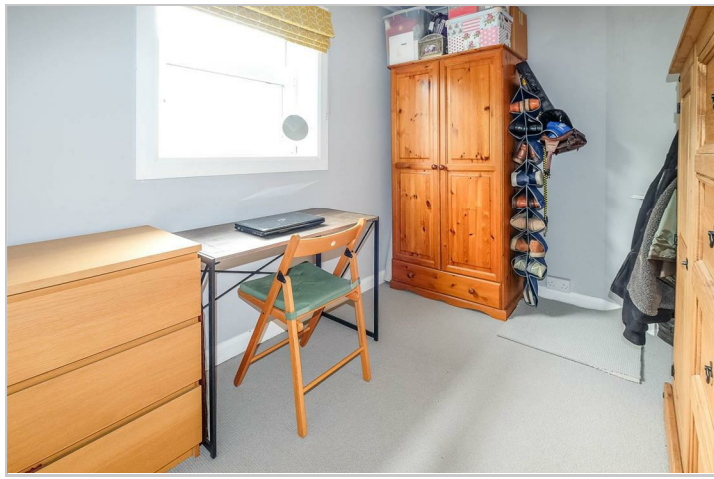
Bedroom Three:

7'3" x 7'3" (2.23m x 2.23m)

Newly fitted carpet, feature fireplace, powerpoints, window to rear, radiator.

Outside:

Raised decking seating area, spacious rear garden laid to lawn, patio, shrubs and flower borders.



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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



Clanna Lane



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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