



## 24 School Crescent

Lydney, Gloucestershire, GL15 5TA

£225,000





**\*\*NO ONWARD CHAIN\*\*** Two Double Bedroom Semi-Detached Bungalow located on a No-Through-Road. Accommodation comprises of: Entrance Hallway, Bathroom, WC, Two Double Bedrooms, Kitchen, Lounge Dining Room, Fully Double Glazed Throughout, Front and Rear Garden, Driveway, Detached Garage with power and lighting.

Lydney is very well placed with easy commuting distance via M4, M5 and A48 and A40, Lydney has all main facilities which include Primary and Secondary Schools, Local Shops and Supermarkets, Banks, Restaurants and Public Houses, Sports Centre, Doctors Surgeries, Hospital and Golf Course. Lydney has a main line train station having ample parking.



#### **Entrance Hallway:**

Wood effect laminate flooring, radiator, ceiling light, smoke detector, doors to bedrooms one, two, bathroom, WC and lounge dining room.

#### **Lounge/Dining Room:**

11'5" x 18'11" (3.48m x 5.77m)

Laminate flooring, window to front, two radiators, ceiling and wall lights.

#### **Kitchen:**

8'11" x 8'3" (2.72m x 2.54m)

Ceramic tiled floor, matching wall, base and drawer units, space and plumbing for washing machine, stainless steel sink and drainer, tiled splashback, gas cooker, window to front and door to side accessing the driveway.

#### **Bathroom:**

8'3" x 5'4" (2.54m x 1.65m)

Ceramic tiled floor, fully tiled walls, bath with shower over, pedestal basin, window to side, radiator, loft access, airing cupboard housing gas boiler.

#### **Bedroom One:**

11'10" x 10'11" (3.61m x 3.33m)

Fitted carpet, window to rear, radiator, powerpoints and ceiling light.

#### **Bedroom Two:**

8'11" x 8'3" (2.72m x 2.54m)

Window to rear, fitted carpet, radiator, power points, ceiling light.

#### **Outside:**

Garden to the front is mainly laid to lawn and having borders planted with a variety of small shrubs.

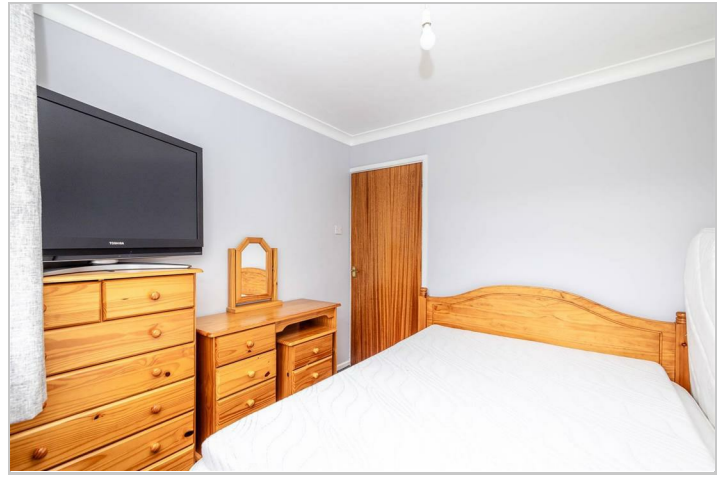
Driveway to front which leads down the side of the property to the garage and rear garden

Rear garden - a manageable garden with a mainly lawned area.

#### **Garage:**

14'11" x 10'0" (4.57m x 3.05m)

Detached Garage with up-and-over door, power and lighting.



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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.

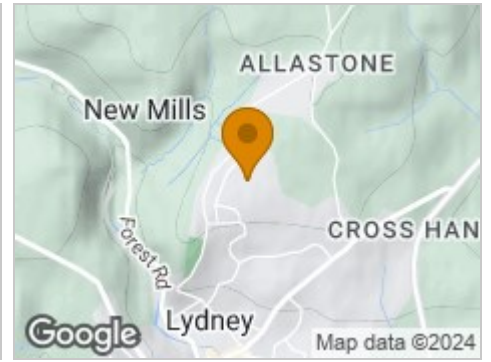
## Road Map



## Hybrid Map



## Terrain Map



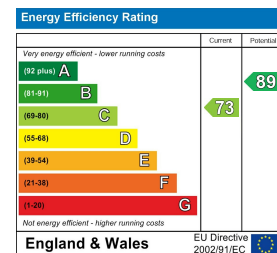
## Floor Plan



## 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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