

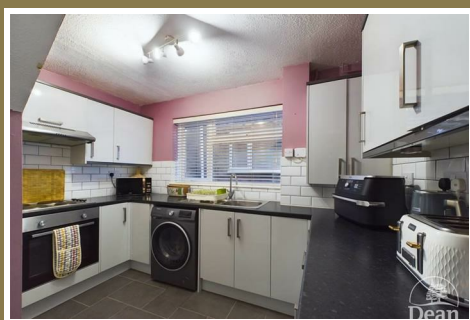


54 Primrose Way , Lydney, GL15 5SQ

Offers Over £269,995



****FAR REACHING VIEWS**** Immaculately Presented Three Bedroom Semi-Detached House in Lydney. Separate Dining Room, Fitted Kitchen, Spacious Lounge, Bathroom fitted July 2020, Enclosed Rear Garden with Lawn and Large Decked Patio, Garage and Office with Power and Lighting, Off Road Parking for Two Vehicles.



Entrance Hall:

Stairs to first floor landing and stairs down to living accommodation

Lounge:

15'8" x 10'0" (4.8 x 3.05)

Double aspect window (one to front and one to rear), fitted carpet, ceiling light, radiator, power points.

Kitchen:

10'9" x 8'7" (3.3 x 2.62)

a range of wall, base and drawer units, built-in electric oven, four ring electric hob with extractor over, tiled splash-backs, single stainless steel sink and drainer, under-stairs cupboard, space and plumbing for automatic washing machine, space for larder fridge/freezer, ceiling lighting, power points, window to side, wall mounted gas central heating boiler.

Dining Room:

11'10" x 7'6" (3.61 x 2.29)

Wood effect cushion flooring, patio door to rear, radiator, power point, ceiling light.

Bedroom One:

10'0" x 9'8" (3.07 x 2.95)

Fitted carpet, window to rear with far reaching views, power points, radiator, ceiling light.

Bedroom Two:

11'10" x 8'7" (3.63 x 2.62)

Window to rear with far reaching views, fitted carpet, radiator, power points, ceiling light.

Bedroom Three:

10'0" x 5'10" (3.07 x 1.8)

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

Bathroom:

Three piece suite with shower over bath, radiator and lighting.

Garage and Office:

16'11" x 8'2" (5.16 x 2.49)

Garage with up and over door to front, power and lighting, new roof in 2017. office (10' x 7'8) having side door access, power and lighting.

Outside:

Outside to the front is off road parking for two

vehicles, garage with power and lighting, path leading down the side of the property with a pedestrian gate accessing the rear garden. Path leading to front door. Front garden has ornamental stones for easy maintenance. Rear garden is on two levels. Large decked patio area where to sit and relax and enjoy the garden. Steps down to lower level which is laid to lawn and flower borders. Short walk to town with local shops and supermarkets, doctor's surgery's, public houses and restaurants, leisure

centre with swimming pool, gym etc, train station and local bus routes, church's and Chapels, Primary Schools and 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 and lovely Countryside and much more.



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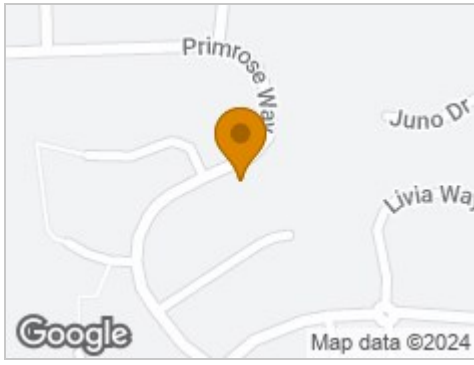
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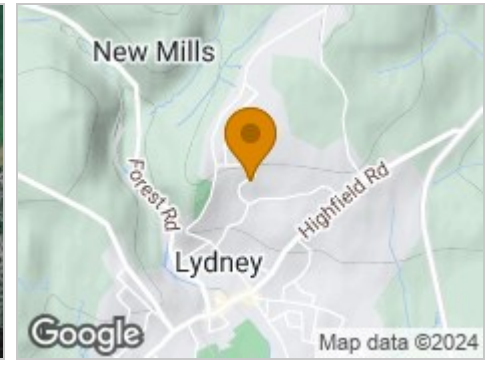
Road Map



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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