



48 Severn View Road

Woolaston, Lydney, GL15 6NP

£240,000



****FANTASTIC PROJECT OPPORTUNITY** **NO ONWARD CHAIN**** We are pleased to present to you this Three Bedroom End of Terrace House situated in the Sought After Village of Woolaston with pleasant views over fields & towards River Severn. ****NO ONWARD CHAIN****

The property offers:- Three Bedrooms, Dining Room, Lounge, Kitchen, Utility Room, Family Bathroom, Large Rear Garden and Front Garden.

Woolaston village has a village shop within a 5 minute walk from this property, it also has two village pubs, village community hall, excellent primary school, many country walks and is only a 10 minute drive to Lydney which benefits from having a Train Station & all main facilities, Shops and Supermarkets, Banks, Restaurants and Public Houses, Sports Centre, Doctors Surgeries and Hospital, Golf Course. Chepstow is only a 10 minute drive offering all main facilities, including Train Station, Supermarkets, etc as well as the Old Severn Bridge for commuting to Bristol.



Entrance Hall

5'9" x 4'7" (1.77 x 1.40)

Front door into entrance hall, stairs to first floor, doors to lounge and dining room.

Dining Room

8'2" x 12'5" (2.49 x 3.79)

Window to front, radiator, power points, fireplace with surround.

Living Room

9'11" x 11'10" (3.04 x 3.63)

Window to front, under stairs storage, radiator, TV point, door leading into kitchen:-

Kitchen

11'10" x 5'5" (3.61 x 1.66)

A range of base, wall and drawer units, stainless steel sink drainer unit, electric four ring hob and oven with extractor over, window to rear aspect, spotlights.

Utility Room

12'11" x 4'11" (3.96 x 1.51)

Boiler, window & door leading into rear garden, understairs storage cupboard, tiled flooring, power points, plumbing for washing machine.

Bedroom One

13'1" x 11'11" (4.00 x 3.64)

Window to front aspect with lovely views over fields and towards the River Severn, radiator, carpeted flooring, power points.

Bedroom Two

12'0" x 9'4" (3.66 x 2.87)

Window to front with lovely views over fields and towards the River Severn, radiator, power points.

Bedroom Three

8'10" x 8'2" (2.71 x 2.51)

Window to rear aspect, radiator, power points.

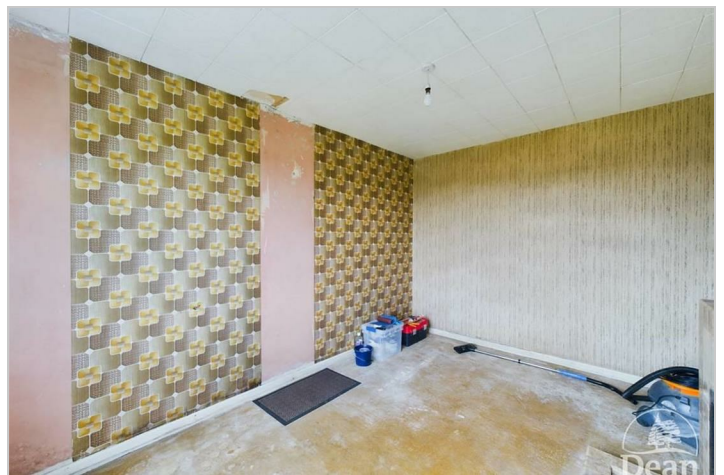
Bathroom

6'7" x 5'7" (2.02 x 1.71)

Bath with overhead shower, tiled splash-backs, wash hand basin, W.C, two small frosted windows to rear, radiator.

Outside

Large garden mostly laid to lawn, with front gardens also laid to lawn, oil tank to front of property.



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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



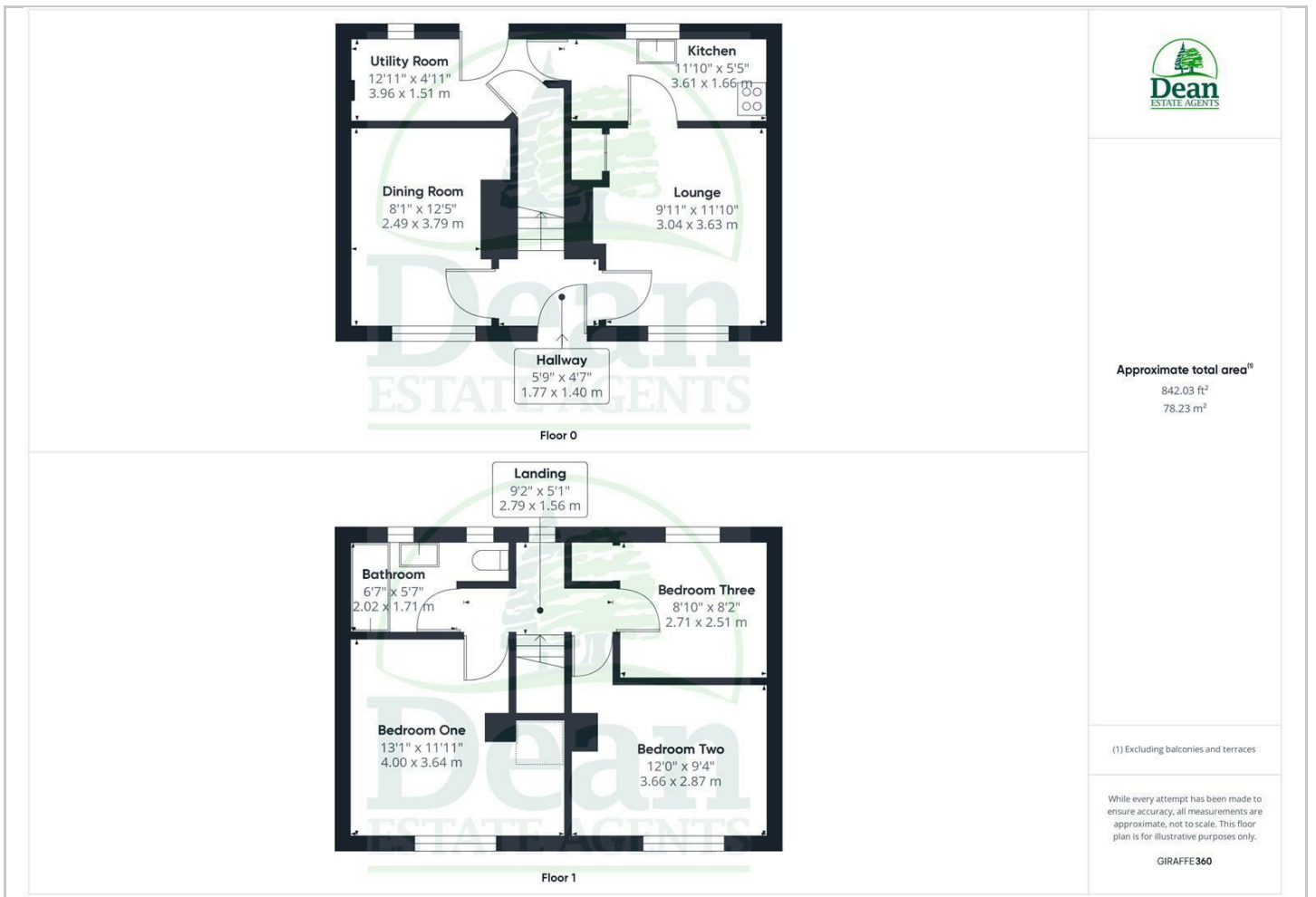
Hybrid Map



Terrain Map



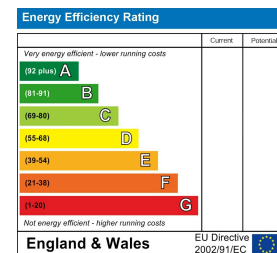
Floor Plan



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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