



## 23 Severn Road , Lydney, GL15 5QJ

£180,000



\*\*\*RENOVATION OPPORTUNITY\*\*\*VIRTUAL TOUR AVAILABLE\*\*\* Dean Estate Agents are pleased to present this property with no onward chain requiring modernisation and updating. The semi detached house comprises of three reception rooms including spacious lounge, separate dining room and sunroom, kitchen, downstairs cloakroom, three bedroom and bathroom upstairs. Outside there is off road parking and front and rear gardens.

The property is walking distance to the town centre which has many amenities to include independent cafes, parks, other primary schools and secondary school, shops and supermarkets.



Approached via wooden front door into:

#### Entrance Hallway:

4'6" x 3'2" (1.38m x 0.98m)

Doors leading to lounge, dining room & stairs to first floor landing.

#### Lounge:

16'6" x 10'2" (5.04m x 3.11m)

Window to front aspect, window into sunroom, gas fireplace with surround, radiator, power and lighting, door to kitchen.

#### Dining Room:

12'0" x 10'1" (3.66m x 3.08m)

Window to front aspect, radiator, power and lighting, opening to kitchen.

#### Kitchen:

11'10" x 5'10" (3.63m x 1.80m)

A range of wall units, base units and drawers, stainless steel sink with drainer unit, tiled walls, window to side aspect, door leading into sunroom, boiler.

#### Sunroom:

16'9" x 5'5" (5.11m x 1.67m)

Windows, door to rear garden, tiled flooring, single panelled radiator, shelving, door to cloakroom.

#### Cloakroom:

6'1" x 2'3" (1.87m x 0.71m)

W.C.

#### First Floor Landing:

7'3" x 4'3" (2.22m x 1.30m)

Window to rear aspect, doors to all bedrooms and bathroom, lighting.

#### Bedroom One:

10'7" x 10'3" (3.24m x 3.14m)

Window to front aspect, radiator, power and lighting.

#### Bedroom Two:

12'1" x 9'1" (3.69m x 2.78m)

Window to side aspect, radiator, lighting, storage cupboard, power and lighting.

### Bedroom Three:

8'10" x 7'3" (2.71m x 2.22m)

Window to side aspect, storage cupboard into eaves, lighting, power and lighting.

### Bathroom:

7'8" x 5'6" (2.36m x 1.69m)

Bath with overhead shower, W.C., wash hand basin, radiator, window to rear aspect, lighting.

### Outside:

The front garden is mostly laid to lawn with off

road parking. There is a good size enclosed rear garden laid to lawn with a patio area, greenhouse and shed.



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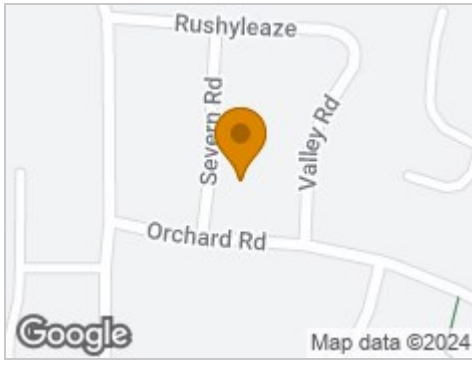
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You may also incur fees for items such as leasehold packs and, in addition, you will also need to check the remaining length of any lease before you complete a mortgage application form. Please ask a member of our team for any help required before committing to purchase a property and incurring expense.

## Road Map



## Hybrid Map



## Terrain Map



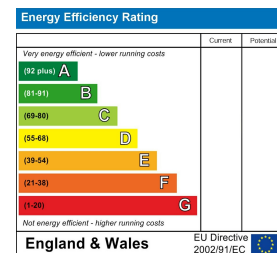
## Floor Plan



## 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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