



14 Duncan Drive

Lydney, GL15 5FU

Offers Over £247,000



VIRTUAL TOUR AVAILABLEVIEWING HIGHLY RECOMMENDED*** Dean Estate Agents are pleased to bring to the market this immaculately presented three bedroom terrace house situated in Lydney. The property comprises of three Bedrooms (master bedroom with en-suite), lounge, kitchen/dining area, downstairs cloakroom, family bathroom, rear garden & off road parking.

The town of Lydney is a fantastic commuter town with easy access to the main roads leading to Gloucester/Cheltenham and Bristol. The town has many amenities to include supermarkets, shops, cafes, public houses and parks, the Forest of Dean with many woodland walks and attractions is right on your doorstep.



Approached via front door into:

Entrance Hallway:

4'7" x 3'6" (1.40m x 1.07m)

Doors leading to:- Cloakroom & Lounge.

Living Room:

17'3" x 7'11" (5.27m x 2.42m)

Light & Airy Lounge, power points, radiator, lighting. Door to Kitchen/Diner and Staircase to:- First Floor Landing.

Kitchen:

9'1" x 14'9" (2.78m x 4.51m)

A range of matching wall, base and drawer units, single stainless steel sink and drainer, window to rear aspect, four ring gas hob & oven with over extractor hood, plumbing for washing machine, boiler, power points, ceiling light, understairs storage cupboard.

Cloakroom:

5'8" x 2'9" (1.73m x 0.85m)

W.C, wash hand basin, radiator, ceiling light, window to front aspect.

First Floor Landing:

11'11" x 6'4" (3.64m x 1.95m)

Carpet flooring, lighting, power points.

Bedroom One:

12'1" x 8'2" (3.70m x 2.50m)

Window to front aspect, carpet flooring, radiator, power points, lighting.

En-Suite:

3'11" x 8'2" (1.20m x 2.51m)

With underfloor heating, shower cubicle, W.C, wash hand basin, radiator & lighting.

Bedroom Two:

10'1" x 8'2" (3.09m x 2.49m)

Window to rear aspect, carpet flooring, radiator, power points, lighting.

Bedroom Three:

8'6" x 6'5" (2.60m x 1.97m)

Window to front aspect, carpet flooring, radiator, power points, lighting.

Bathroom:

5'7" x 6'3" (1.71m x 1.93m)

With underfloor heating, built in T.V screen, bath, W.C, wash hand basin, window to rear aspect, radiator, lighting.

Outside:

Enclosed rear garden, mostly laid to patio, with a section of artificial grass.

Off road parking to front of property for two vehicles.



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Tenanted Property – we are not always able to show the most recent condition of a property due to tenants' privacy and we may choose to show the photographs of the property when it was last vacant to at least allow clients some idea of the internal condition. Therefore, we would of course, urge you to view before making any decisions to purchase or rent the property and before any costs.

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.

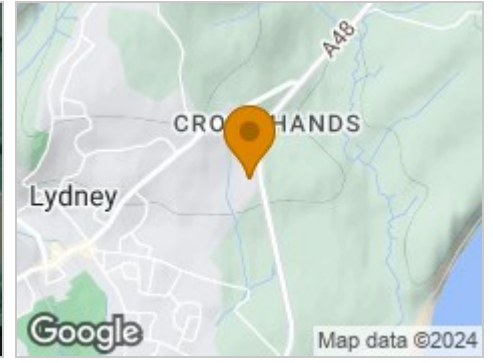
Road Map



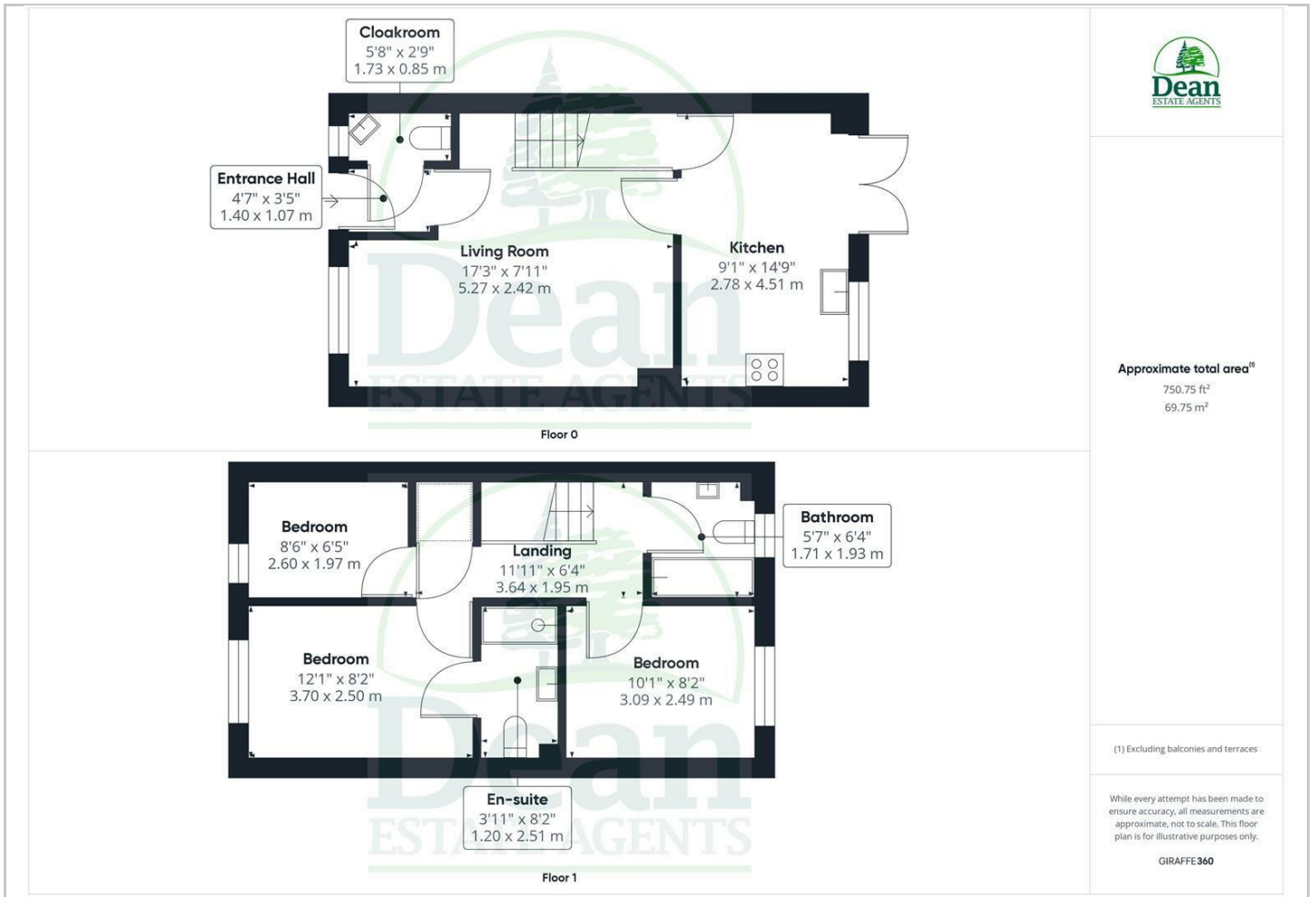
Hybrid Map



Terrain Map



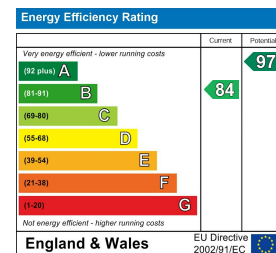
Floor Plan



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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