



## Afon View Driffield Road

Lydney, Gloucestershire, GL15 4EU

£415,000



\*\*\*VIRTUAL TOUR AVAILABLE\*\*\* A most impressive well presented detached bungalow situated on a country lane enjoying countryside views. There is ample parking for several vehicles and a generous private rear garden with woodland views. The property has had a new fitted kitchen, oak internal doors, lounge with woodburner, two double bedrooms and a good size conservatory to the rear. Double glazing and oil central heating, detached garage and two garden sheds.

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 UPVC double glazed front door into:

#### Entrance Porch:

4'1" x 2'0" (1.26m x 0.63m)

Double glazed door into:

#### Entrance Hallway:

10'10" x 4'1" (3.31m x 1.25m)

Radiator, loft access, doors to both bedrooms, lounge and bathroom.

#### Lounge:

13'4" x 12'10" (4.08m x 3.92m)

Double glazed bay window to front, double glazed window to side, feature fireplace with wood burner, wood effect laminate flooring, radiator, oak door to kitchen.

#### Kitchen:

15'6" x 8'0" (4.74m x 2.45m)

A range of matching wall and base storage cupboards, integrated dish washer, space and plumbing for washing machine, one and half bowl ceramic sink unit, built in oven and grill, ceramic hob, tiled splash backs, breakfast bar, radiator, wine rack, double glazed windows to rear and side aspects, double glazed door to outside, wood effect tiled flooring, walk-in cupboard housing the oil fired boiler, double glazed window to side, door to conservatory.

#### Conservatory:

11'5" x 10'11" (3.49m x 3.35m)

Brick and double glazed construction with twin

opening doors to rear gardens, radiator, a lovely light room enjoying views of the garden and forest.

#### Bedroom One:

10'10" x 9'2" (3.31m x 2.80m)

Oak door, radiator, double glazed bay window to rear garden, built-in twin wardrobes with oak doors.

#### Bedroom Two:

10'11" x 9'11" (3.34m x 3.04m)

Double glazed bay window to front, radiator.

#### Bathroom:

8'0" x 4'10" (2.46m x 1.48m)

White suite, low level WC, wash hand basin with vanity unit, bath with shower over, tiled floor and part tiled walls, double glazed window to rear, radiator.

#### Outside:

To the front there is gated access to a good size driveway with parking for several vehicles, mature shrubs and a detached garage. Side pedestrian gate to private rear gardens, patio adjacent to the property, lawned gardens with a variety of mature shrubs, two garden sheds and duck house. Enclosed by hedged boundaries backing onto pasture land and having a woodland view.



Consumer Notes: Dean Estate Agents Ltd have prepared the information within this website/brochure with care and co-operation from the seller. It is intended to be indicative rather than definitive, without a guarantee of accuracy. Before you act upon any information provided, we request that you satisfy yourself about the completeness, accuracy, reliability, suitability or availability with respect to the website or the information, products, services, or related graphics contained on the website for any purpose. These details do not constitute any part of any Offer, Contract or Tenancy Agreement.

Photographs used for advertising purposes may not necessarily be the most recent photographs, although every effort is made to update photographs at the earliest opportunity. Any reliance you place on such information is therefore strictly at your own risk. All photographic images are under the ownership of Dean Estate Agents Ltd and therefore Dean Estate Agents retain the copyright. You must obtain permission from the owner of the images to reproduce them.

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.

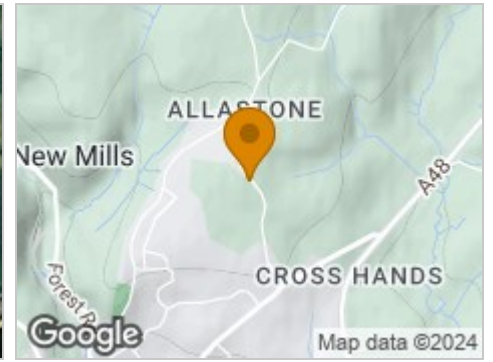
## Road Map



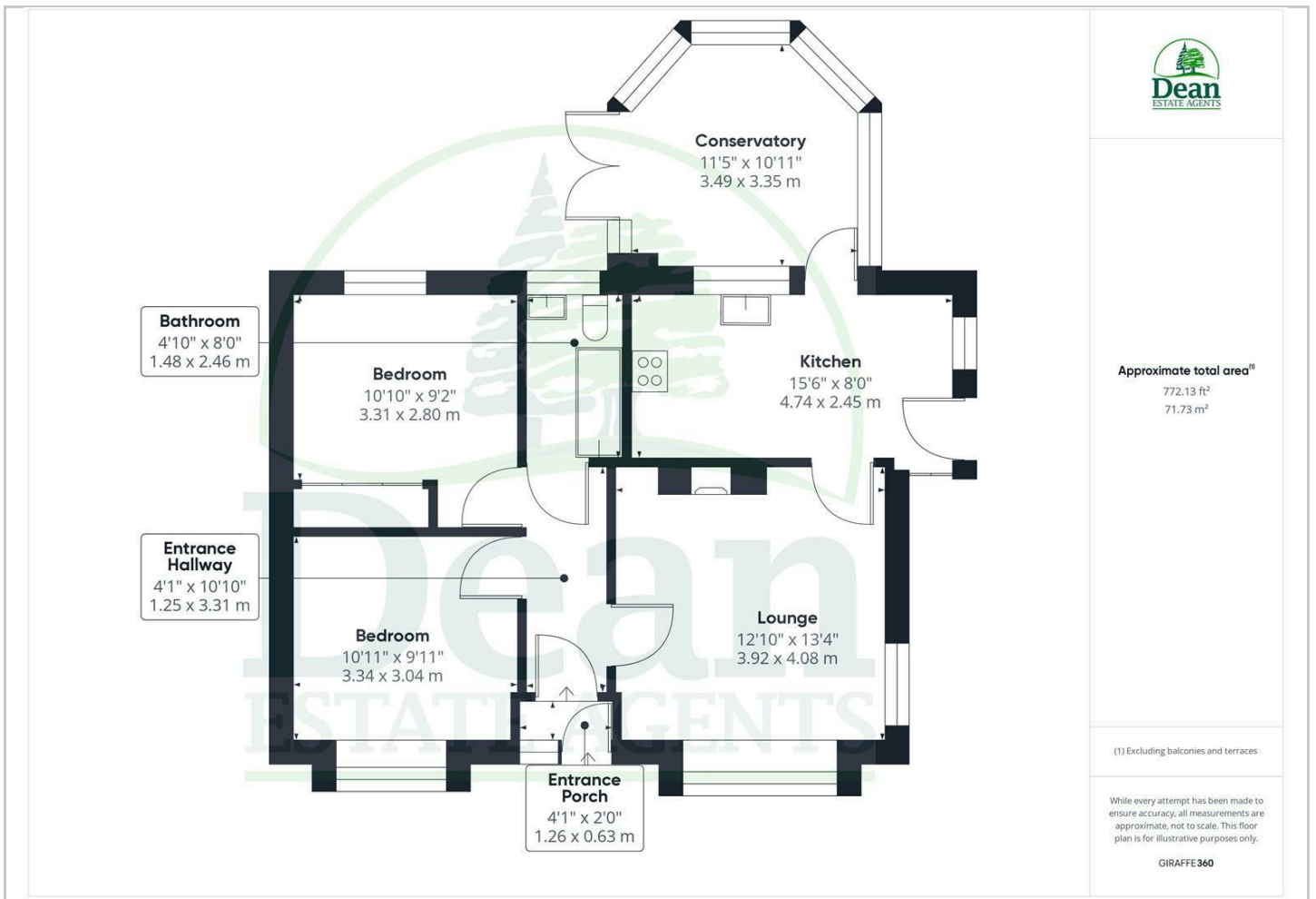
## Hybrid Map



## Terrain Map



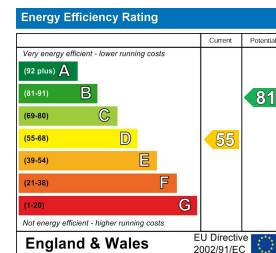
## Floor Plan



## 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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.