



## 2 Old Town Mews , Lydney, GL15 5EE

£235,000



**\*\*VIRTUAL TOUR AVAILABLE\*\*NO ONWARD CHAIN\*\*** Dean Estate Agents are pleased to present this Three Bedroom End of Terrace House situated in a Convenient Town Location to all of Lydney's Amenities!

The property comprises of Three Bedrooms, Kitchen/Dining Area, Sunroom, Spacious Lounge, Ground Floor Cloakroom, Shower Room, Enclosed Rear Garden & Off Road Parking.



Approached via front door into:

#### Entrance Hallway:

3'3" x 6'1" (1.00m x 1.86m)

with radiator, power & telephone points, Door leading to: Cloakroom, Lounge and stairs to first floor landing,

#### Lounge:

16'6" x 12'9" (5.03m x 3.89m)

Spacious lounge with window to front aspect, power points, radiator, laminate flooring, door leading into: Kitchen/Dining Area.

#### Kitchen:

9'0" x 16'1" (2.76m x 4.91m)

Window to rear aspect, fitted with a range of matching base and eye level units, worktop space, tiled splashbacks, gas cooker point, lighting.

#### Dining Area:

Radiator, power points, understairs storage cupboard, door leading to: Sunroom.

#### Sun Room/Conservatory:

12'11" x 7'3" (3.96m x 2.23m)

Tiled flooring, power points, wall lights, French doors leading to patio and rear garden.

#### Cloakroom:

2'11" x 6'0" (0.90m x 1.85m)

Wash hand basin, W.C. frosted window.

#### Bedroom One:

13'5" x 7'11" (4.11m x 2.42m)

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

#### Bedroom Two:

12'4" x 9'5" (3.77m x 2.88m)

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

#### Bedroom Three:

7'0" x 8'0" (2.14m x 2.45m)

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

#### Shower Room:

5'10" x 6'2" (1.80m x 1.88m)

Wet Room with shower, wash hand basin in

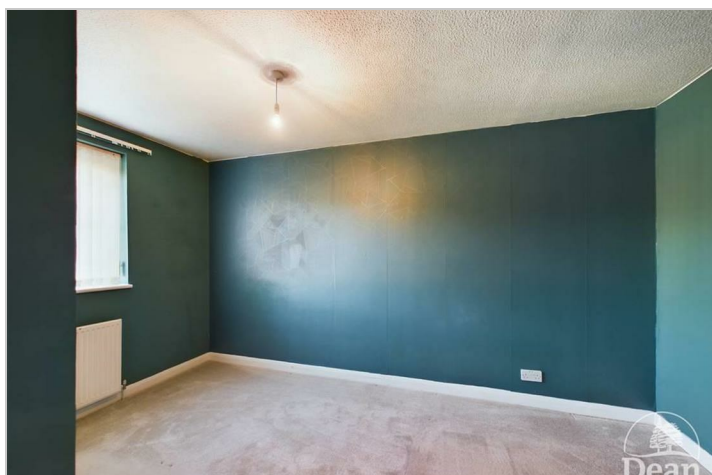


vanity unit, extractor fan, radiator WC, window to rear.

### Outside:

There is an enclosed rear garden including a patio area with space for seating and lawn area with side gate access.

To the front of the property there is off road parking.



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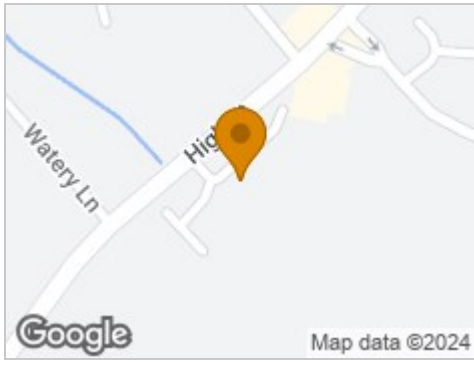
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You may also incur fees for items such as leasehold packs and, in addition, you will also need to check the remaining length of any lease before you complete a mortgage application form. Please ask a member of our team for any help required before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

## Road Map



## Hybrid Map



## Terrain Map



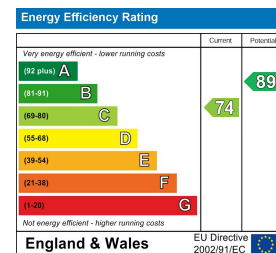
## Floor Plan



## 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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