



## 9 Darters Close , Lydney, GL15 5EY

£180,000



**\*\*VIRTUAL TOUR AVAILABLE\*\*** DEAN ESTATE AGENTS are pleased to offer for sale this mid-terrace property in a cul-de-sac position, conveniently located close to Lydney Park, Tesco, Dean Academy and the train station. The accommodation comprises entrance porch, entrance hall, kitchen, lounge, lean-to/conservatory, two bedrooms and bathroom. There is an enclosed rear garden and allocated parking. Must be viewed!



#### Entrance Porch:

With UPVC double glazed windows and UPVC double glazed door into:

#### Entrance Hallway:

10'10" x 3'2" (3.32m x 0.98m)

With stairs to first floor, radiator, door to lounge and archway to:

#### Kitchen:

11'0" x 5'10" (3.36m x 1.79m)

Base and eye level units, drawers, rolled edge worktop surfaces, single drainer sink unit, electric oven, ceramic hob, extractor hood with light, plumbing for automatic washing machine, recess space for fridge, gas boiler, radiator, tiled flooring, coved ceiling, serving hatch and double glazed window to front aspect. Dishwasher and Cooker are included.

#### Lounge:

16'4" x 12'2" (4.99m x 3.72m)

With radiator, TV aerial point, under-stairs storage cupboard, BT point, coved ceiling and UPVC double glazed door to:

#### Conservatory:

7'2" x 9'4" (2.20m x 2.87m)

UPVC double glazed with windows to side aspects and patio doors to rear.

#### First Floor Landing:

8'3" x 3'1" (2.52m x 0.96m)

Doors to bedrooms and bathroom; and access into boarded loft space with light and ladder.

#### Bedroom One:

13'11" x 8'9" (4.26m x 2.67m )

Rear aspect with UPVC double glazed window and radiator.

#### Bedroom Two:

8'2" x 12'2" (2.49m x 3.71m)

Velux window to front aspect, radiator and airing cupboard with slatted shelving and housing hot water cylinder.

#### Bathroom:

4'10" x 8'7" (1.49m x 2.64m)

With low-level W.C, pedestal wash hand basin, bath with mixer tap shower and booster pump; tiled splash-backs, radiator and extractor fan.

#### Outside:



The property has an allocated parking space. To the front of the property is a gravelled area and pathway leading to the front door.

The rear garden has a block-paved patio, gravelled raised borders, further patio area and is enclosed to all sides with gate giving access to pathway. Summerhouse will be included.



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.

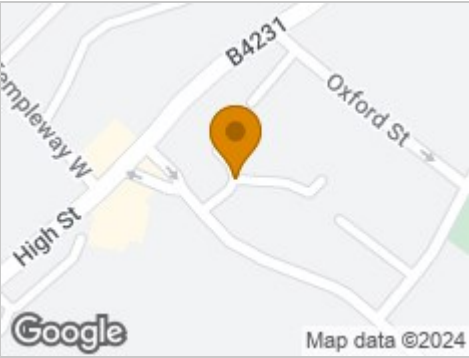
Energy Performance Certificates are supplied to us via a third party and we do not accept responsibility for the content within such reports.

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



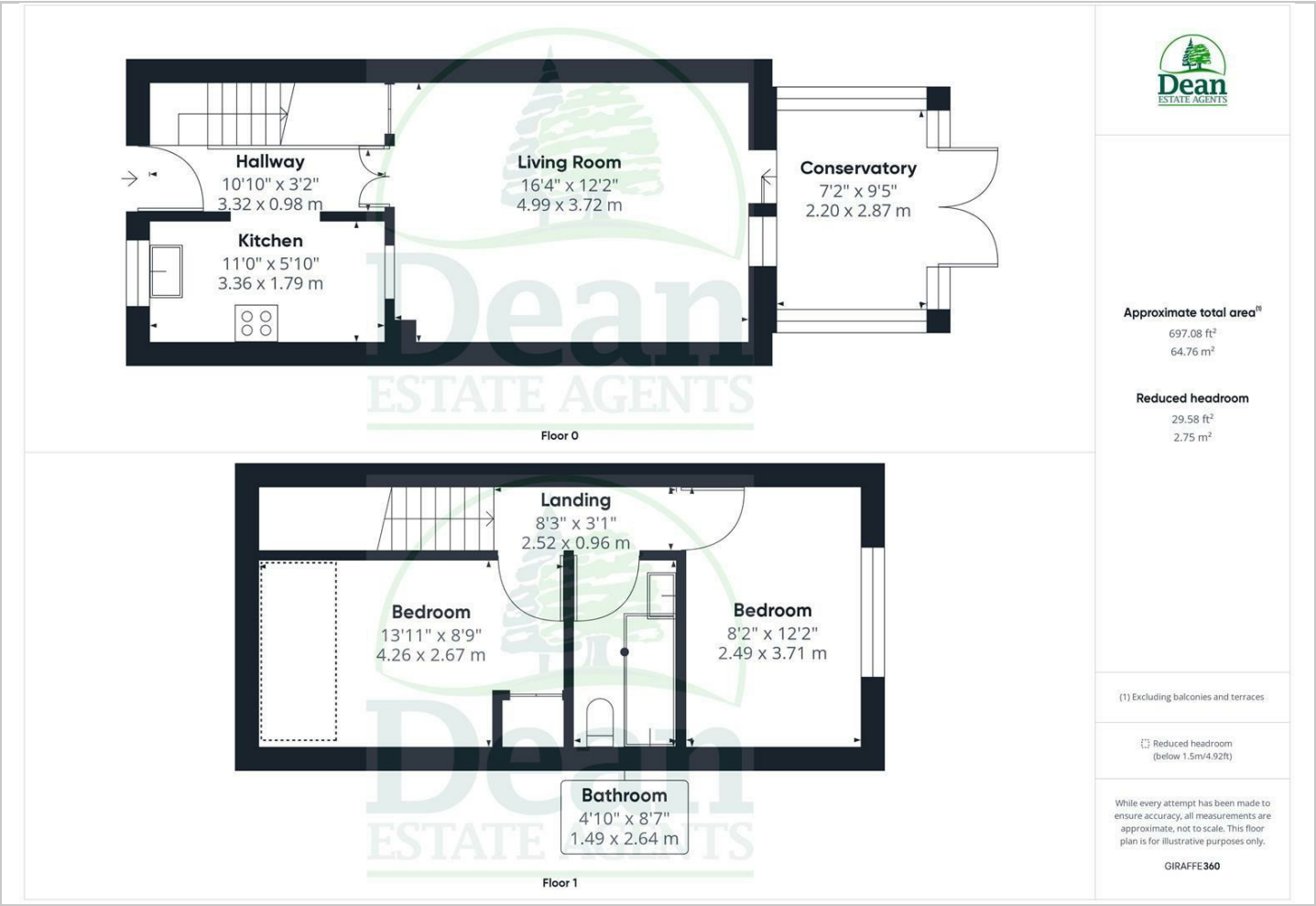
Hybrid Map



Terrain Map



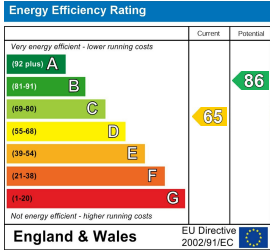
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.