



## 7 Oak Crescent

Woolaston, Lydney, GL15 6PF

£250,000



Dean Estate Agents offers for sale this 2 bedroom DETACHED BUNGALOW in need of REFURBISHMENT.

Located in a quiet cul-de-sac, the bungalow is offered for sale with NO ONWARD CHAIN. The gardens are level and enclosed with the benefit of a modern UPVC double glazed conservatory to the rear.

MUST BE VIEWED!



Approached via a UPVC double glazed door into;

**Porch;**  
3'6" x 4'1" (1.07m x 1.27m)

Door to Entrance Hall, grab hand rail, UPVC double glazed window to the side aspect.

**Hallway;**  
5'6" x 1'10" (1.70m x 0.57m)

With radiator, meter cupboards, built in cupboards, access to loft space, recess area housing boiler.

**Lounge;**  
15'10" x 10'8" (4.84m x 3.26m)

With double glazed window to the front, tv aerial point, radiator, thermostat, smoke alarm and door/access through to the dining room.

**Dining Room;**  
9'2" x 10'9" (2.80m x 3.29m)

With sliding patio doors into the conservatory, double radiator, coved ceiling, door to kitchen.

**Conservatory;**  
9'5" x 11'9" (2.88m x 3.60m)

Rear aspect with UPVC double glazed windows and patio doors.

**Kitchen;**  
9'9" x 7'9" (2.98m x 2.37m)

Rear aspect with base units, wall cupboards, plumbing for washing machine, double glazed window to the rear, electric cooker point, recess ceiling lights and radiator. Sink unit and smoke alarm.

**Bedroom One;**  
11'11" x 7'8" (3.64m x 2.34m )

Front aspect with double glazed window, radiator and built in wardrobes.

**Bedroom Two;**  
9'9" x 8'9" (2.98m x 2.68)

Rear Aspect with double glazed window, radiator and built in wardrobe.

**Shower Room;**  
6'9" x 5'6" (2.07m x 1.68m)

With WC, wash hand basin, double size shower

cubicle, tiled walls, double glazed window, tiled floor and radiator.

Metal up and over door.

### Outside;

To the front of the property one will find gardens, off road parking, access to the garage.

The rear gardens are fully enclosed, private and level, an abundance of shrubs and plants, outside tap and fenced boundaries.

### Garage;



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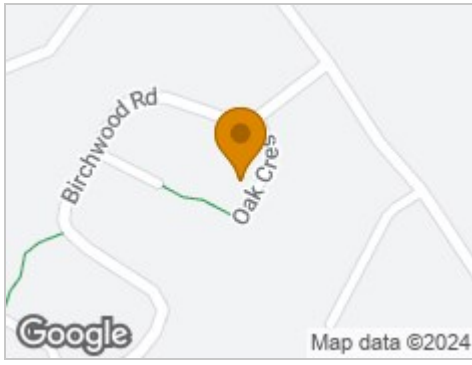
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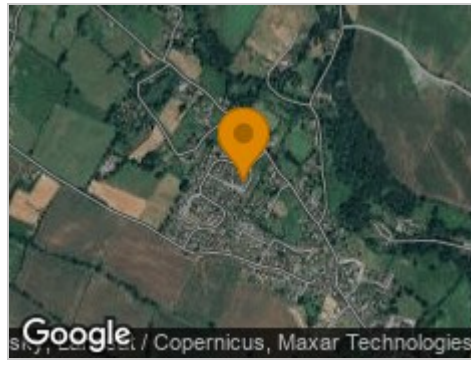
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You may also incur fees for items such as leasehold packs and, in addition, you will also need to check the remaining length of any lease before you complete a mortgage application form. Please ask a member of our team for any help required before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

## Road Map



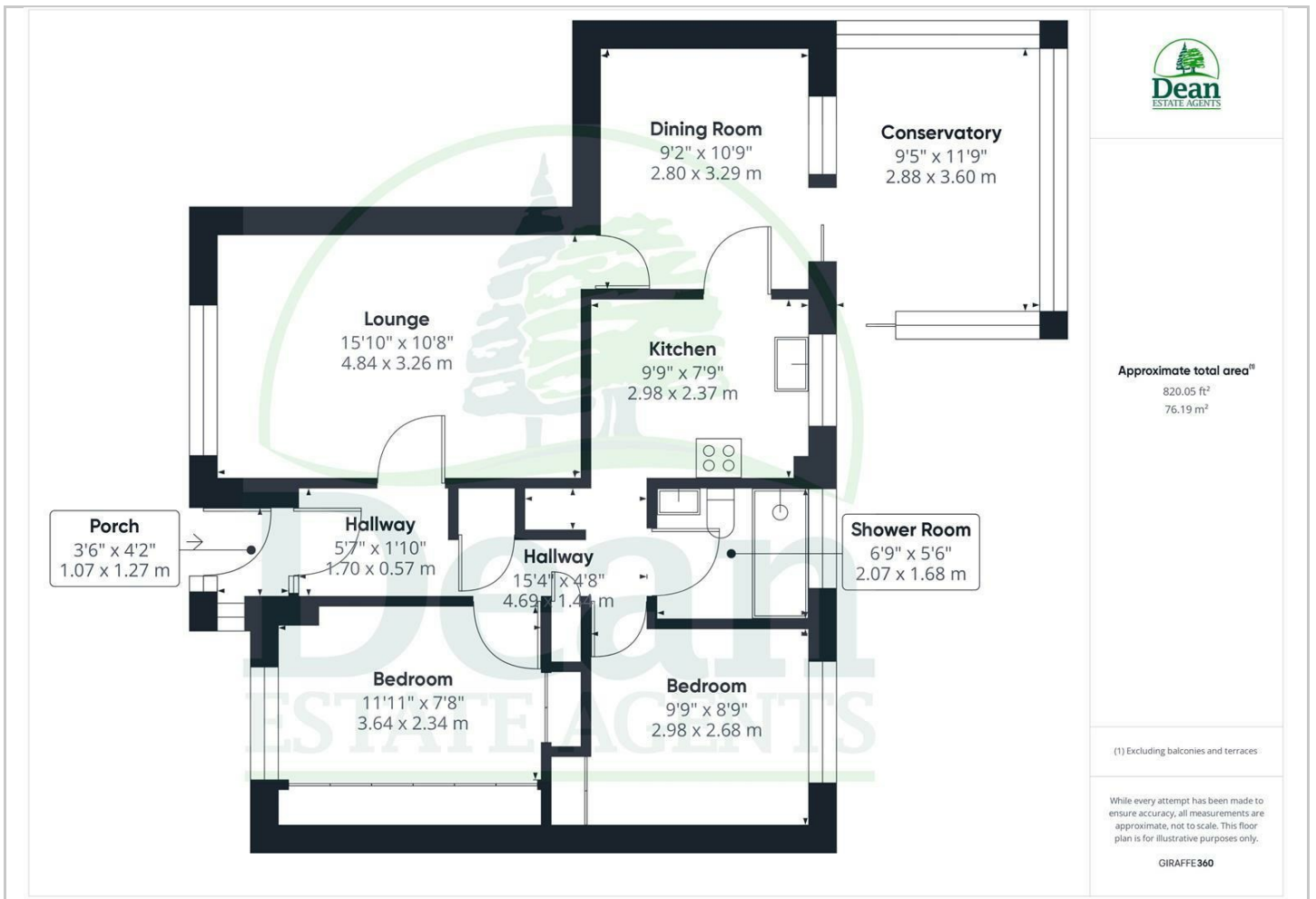
## Hybrid Map



## Terrain Map



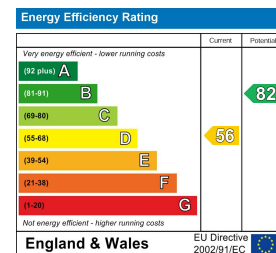
## Floor Plan



## 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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