



## 7 Kimberley Close

Lydney, GL15 5AE

Offers In The Region Of £275,000



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**\*\*NO ONWARD CHAIN\*\* \*\*VIRTUAL TOUR AVAILABLE!\*\*** Dean Estate Agents are pleased to present to you this Two Bedroom Detached Bungalow situated in a SOUGHT-AFTER LOCATION within Lydney. The property comprises: Two Bedrooms, Living Room, Kitchen, Conservatory, Shower Room. Outside offers Ample Off Road Parking, Garage and Front, Side & Rear Gardens.

This property is situated in a convenient location close to Lydney Town. The Town Centre of Lydney, gives easy access to local shops and supermarkets, doctors surgery's, public houses and restaurants, leisure centre with swimming pool, gym etc, outdoor swimming pool, train station and local bus routes, Church's & Chapels. Easy access to Chepstow, Bristol, Gloucester, M5 & M4.



#### Entrance Hallway

12'6" x 3'4" (3.83 x 1.04)

A welcoming entrance hallway - carpet flooring, lighting, radiator, power points.

#### Kitchen

12'7" x 7'10" (3.84 x 2.40)

A range of wall, base and drawer units, four ring electric hob and eye level electric oven, tiled splashbacks, one and half bowl stainless steel sink and drainer, radiator, lighting. Window to rear aspect, door leading to: utility and door to rear garden.

#### Living Room

10'10" x 14'9" (3.32 x 4.51)

Window to side aspect, carpet flooring, radiators, TV point, power points, gas fireplace with surround, french doors leading to conservatory.

#### Conservatory

11'2" x 4'10" (3.41 x 1.48)

Laminate flooring, lighting, power points, door leading to rear garden.

#### Shower Room

8'10" x 6'0" (2.71 x 1.83)

Walk in shower cubicle, W.C, wash hand basin, frosted window to front aspect, vinyl flooring.

#### Bedroom One

10'11" x 10'10" (3.35 x 3.31)

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

#### Bedroom Two

8'11" x 10'10" (2.72 x 3.32)

Window to side aspect, radiator, lighting, power points.

#### Outside

A range of lawn and patio areas for both front, side and rear gardens.

Driveway for several vehicles and single garage.



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Tenanted Properties – 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.

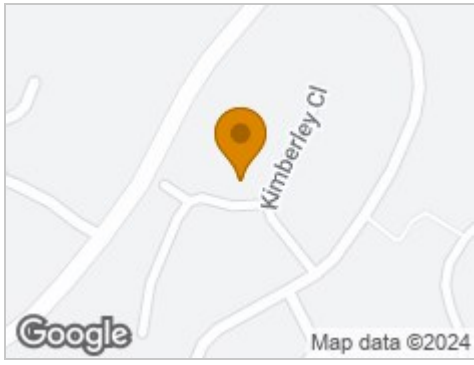
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PRC Certificates – Some ex-local authority properties have been repaired in recent years using the PRC Scheme wherein a certificate has been produced by a qualified property engineer. This certificate does not imply the suitability for a mortgage approval 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.

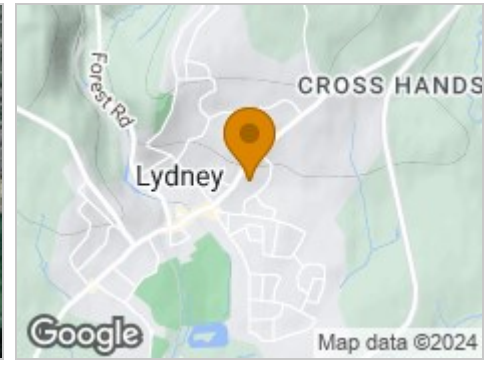
## Road Map



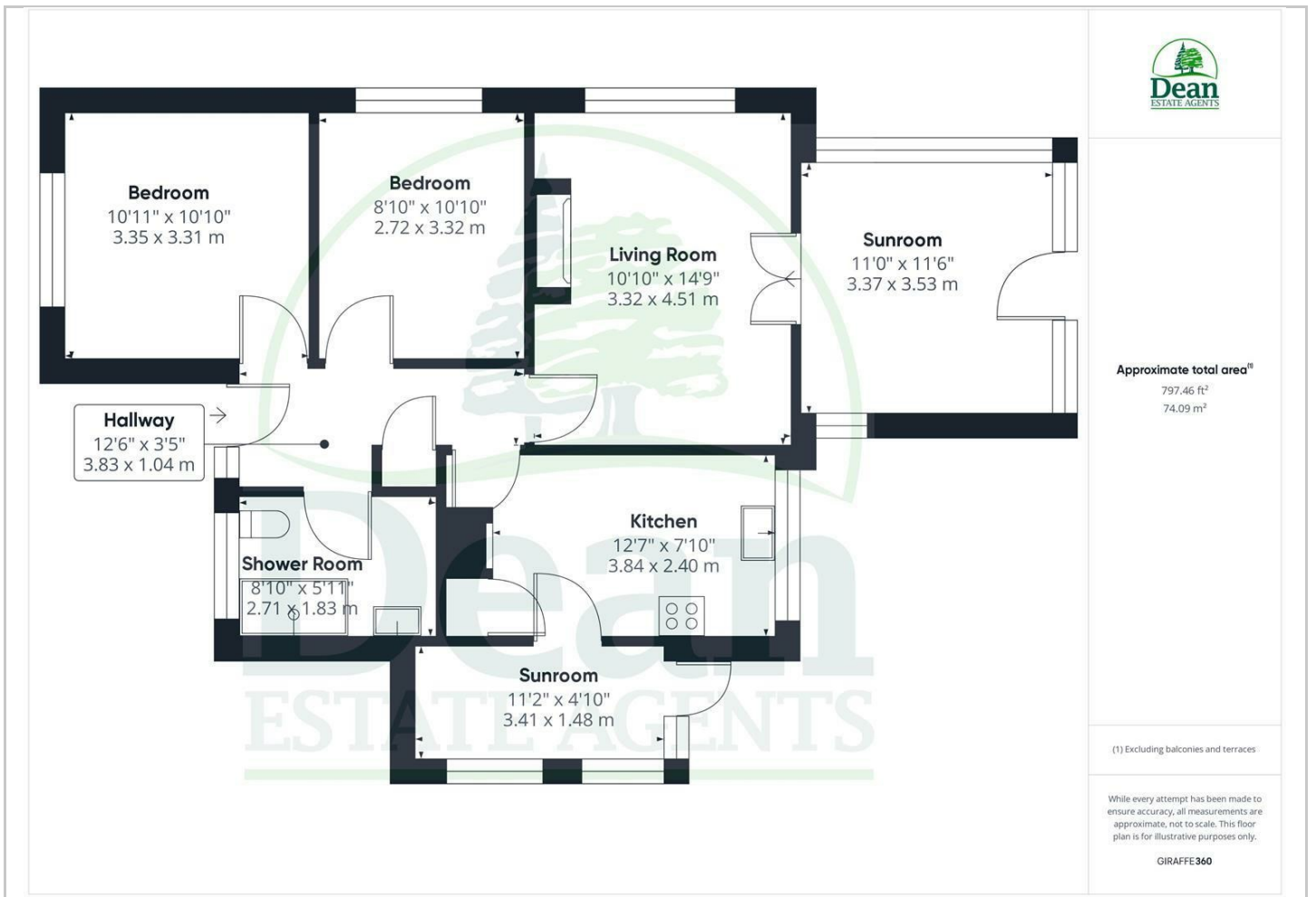
## Hybrid Map



## Terrain Map



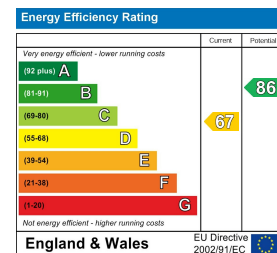
## Floor Plan



## 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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