



Church Walk

Viney Hill, Lydney, GL15 4NY

£375,000



*** VIRTUAL TOUR AVAILABLE *** *** NO ONWARD CHAIN ***

Dean Estate Agents are thrilled to offer 'For Sale' this two bedroom detached bungalow, set in a generous plot in a very sought after semi rural location, backing onto woodland.

The property comprises of sitting room, kitchen, two bedrooms, bathroom, separate cloakroom, LPG heating and double glazing. Outside are enclosed gardens to the front and rear, garage, attached workshop, greenhouse and off road parking for several vehicles.



Entrance Hallway :

14'11" x 6'1" (4.57 x 1.86)

Entered via a wooden door, radiator, wall lights, access to loft space.

Sitting Room :

11'8" x 14'9" (3.58 x 4.51)

Fire surround with gas fire, radiator, double glazed window to front aspect, looking towards the church.

Kitchen :

9'10" x 10'4" (3.02 x 3.17)

Matching wall and base cabinets, 1.5 bowl sink unit, electric cooker point, washing machine, integrated fridge, part tiled walls, vinyl flooring, double glazed window to front aspect.

Rear Lobby :

4'4" x 3'10" (1.33 x 1.18)

Door to outside.

Cloakroom :

5'2" x 2'7" (1.58 x 0.80)

Low level WC, double glazed window to side aspect.

Bedroom 1 :

11'9" x 14'8" (3.59 x 4.48)

Built in wardrobes, double glazed window to rear aspect, views over open fields.

Bathroom :

6'8" x 6'1" (2.04 x 1.87)

White suite comprising of bath with a shower mixer tap over, low level WC, vanity wash hand basin, part tiled walls, vinyl flooring, towel radiator, shaver point, double glazed window to rear aspect.

Bedroom 2 :

11'9" x 13'3" (3.60 x 4.06)

Double glazed window to rear with views over the garden and open fields beyond.

Garage :

17'1" x 10'1" (5.22 x 3.09)

With pitched roof, power and lighting, courtesy door to side, twin doors to front.

Attached Workshop / Shed :

16'8" x 12'9" (5.09 x 3.90)

Outside :

Front - Brick boundary wall, pedestrian and vehicular gates, block driveway and path, lawned gardens, flower and mature shrub borders.

Rear - Extensive lawned gardens overlooking fields, various shrubs, greenhouse.



Dean Estate Agents Ltd have prepared the information within this website/brochure with infinite care and 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 our 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. All photographic images are under the ownership of Dean Estate Agents Ltd and therefore Dean Estate Agents retain the copyright.

Tenanted Property – we are not always able to show the most recent condition of a property due to tenants' privacy and 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 at that time.

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

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. You must therefore consult with your legal representatives on these matters at the earliest opportunity before making a decision to purchase or incurring costs.

Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment etc.

The Laws of copyright protect this material. Dean Estate Agents is the owner of the copyright. This property sheet forms part of our database and is protected by the database right and copyright laws.

Equipment: Dean Estate Agents have not tested the equipment or any central heating system mentioned in these particulars and the purchaser is advised to satisfy themselves as to the

Road Map



Hybrid Map



Terrain Map



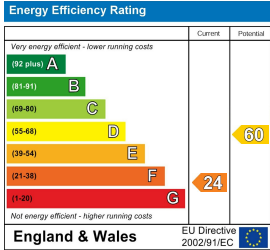
Floor Plan



Viewing

Please contact our Cinderford Office on 01594 825574 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.

