



## Par Four Lane

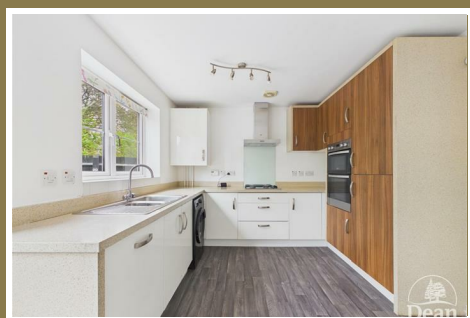
Lydney, GL15 5GB

£215,000



A well-presented two bedroom end of terrace property, ideal for first-time buyers or investors, having previously been a successful rental property. The home offers well-proportioned accommodation throughout, including a spacious lounge and a modern kitchen/diner with direct access to the garden.

Positioned on a generous plot, the property benefits from both rear and side garden areas with a pleasant outlook towards woodland, providing a private setting. Further benefits include off-road parking for multiple vehicles and being offered with no onward chain.



The property is accessed via a partly glazed UPVC door into:

#### Lounge:

10'6 x 12 (3.20m x 3.66m)

Front aspect UPVC double glazed window, radiator, TV point and power points. Stairs leading to first floor landing and understairs storage cupboard. Door leading to:

#### W.C.:

5'9 x 3'2 (1.75m x 0.97m)

Front aspect UPVC double glazed frosted window, close-coupled WC, wash hand basin with mixer tap and extractor fan.

#### Kitchen / Dining Room:

9'11 x 15'7 (3.02m x 4.75m)

Rear aspect UPVC double glazed window and UPVC patio doors providing access to the garden. Fitted with a range of base and wall units, four-ring gas hob with extractor over, built-in oven, integrated fridge/freezer, space and plumbing for washing machine and dishwasher, stainless steel sink with mixer tap, cupboard housing boiler, radiator and power points.

#### First Floor Landing:

7'5 x 7'7 (2.26m x 2.31m)

Side aspect UPVC double glazed window, loft access and doors to:

#### Bedroom One:

8'10 x 13'8 (2.69m x 4.17m)

Rear aspect UPVC double glazed window, radiator, power points and built-in wardrobe with hanging and shelving.

#### Bathroom:

4'10 x 7'7 (1.47m x 2.31m)

Suite comprising panelled bath with shower attachment over, wash hand basin with mixer tap, close-coupled WC, heated towel rail, shaver point and extractor fan.

#### Bedroom Two:

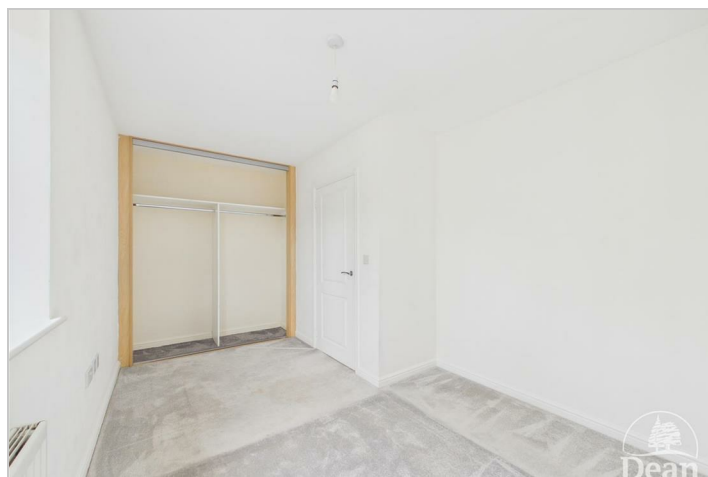
6'4 x 11'11 (1.93m x 3.63m)

Front aspect UPVC double glazed windows, radiator, power points and built-in storage cupboard with hanging and shelving and a front aspect UPVC double glazed window.

#### Outside:

To the front, the property benefits from off-road parking for several vehicles.

The rear garden comprises of a patio and seating area leading onto a lawn, all enclosed by fencing and enjoying a pleasant outlook towards woodland. A further side garden area provides additional outdoor space, laid with paving for ease of maintenance, with side access also available.



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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.

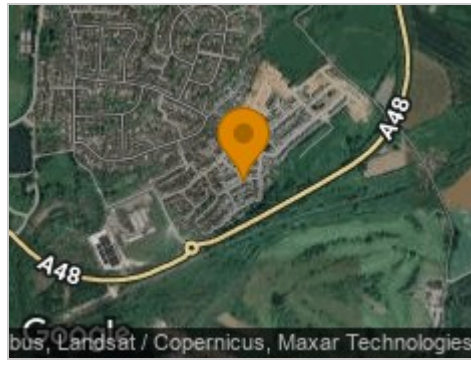
You may also incur fees for items such as leasehold packs and, in addition, you will also need to check the remaining length of any lease before you complete a mortgage application form.

Please ask a member of our team for any help required before committing to purchase a property and incurring expense.

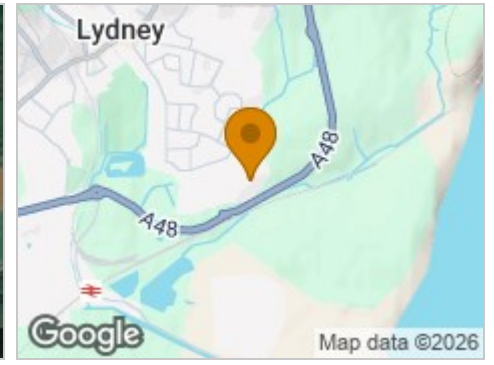
## Road Map



## Hybrid Map



## Terrain Map



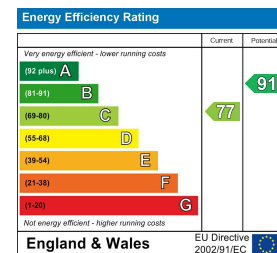
## Floor Plan



## 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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