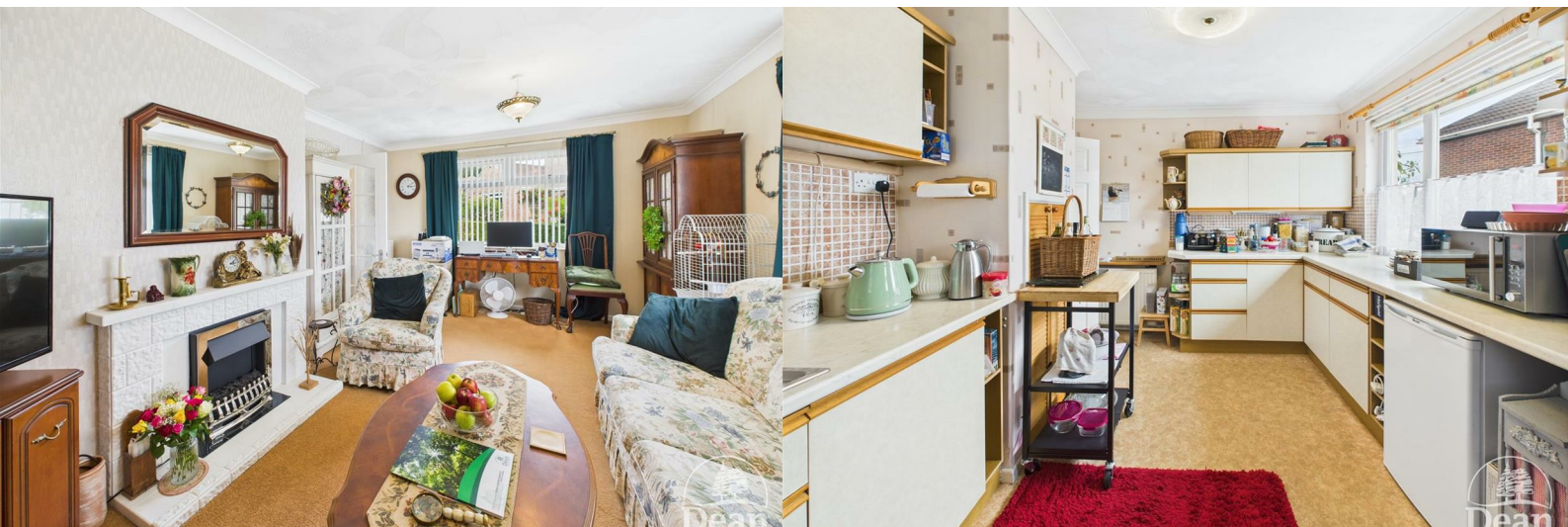




## 9 Kimberley Drive

Lydney, GL15 5AD

£299,950



**\*Being Sold With No Onward Chain\*** This spacious two-bedroom bungalow is situated in a highly sought-after area of Lydney and boasts well-maintained, established gardens.

The property offers a generous lounge, two double bedrooms, a spacious kitchen, a separate utility room, and a modern wet room.

Outside, the home benefits from a detached garage, ample off-road parking, and a wrap-around garden mainly laid to lawn, complemented by mature shrubs and attractive flower borders.

This property is situated in a convenient and sought after 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, train station and local bus routes, Church's & Chapels, Primary Schools & Senior School. Easy access to Chepstow, Bristol, Gloucester, M5 & M4. Being situated in the Forest of Dean, Gloucestershire, there are many Woodland Walks, Woodland Cycle Tracks, River Walks & Lovely Countryside and much more.



#### Entrance Hallway:

Spacious entrance hall, fitted carpet, radiator, storage cupboard, ceiling light, power points and doors to all other rooms.

#### Kitchen:

12'4" x 10'0" (3.78m x 3.05m)

Rear aspect windows UPVC windows, fitted with a range of wall, base and drawer units, stainless steel sink and drainer with tiled splashback, space for freestanding cooker, power points and ceiling light.

#### Lounge:

18'0" x 12'0" (5.51m x 3.68m)

Front and side aspect UPVC double glazed windows, feature fireplace with electric fire, radiator, fitted carpet, power points.

#### Bedroom One:

12'9" x 10'5" (3.91m x 3.18m)

Front aspect UPVC double glazed window, radiator, fitted carpet, ceiling light and power points.

#### Bedroom Two:

12'5" x 9'10" (3.81m x 3.02m)

Currently utilised as a dining room. Rear aspect UPVC double glazed window, fitted carpet, radiator, ceiling light and power points.

#### Wet Room:

8'3" x 6'11" (2.54m x 2.13m)

Electric shower with tiled splash back, pedestal wash basin, low level W.C, side aspect UPVC double glazed window, radiator, extractor fan and ceiling light.

#### Utility/Rear Porch:

8'0" x 4'7" (2.46m x 1.42m)

Space and plumbing for an automatic washing machine, space for a tumble dryer, vinyl flooring, wall light and power points. Door leading to the garden.

#### Garage:

16'4" x 9'10" (4.98m x 3.02m)

Double wooden doors and windows to both sides.

#### Outside:

To the front of the property there is a driveway providing ample off-road parking for several vehicles.

The property sits within generous wrap-around gardens, mainly laid to lawn and complemented by established flower borders and mature shrubs. There is also a secluded patio seating area and a large garden shed.



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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.

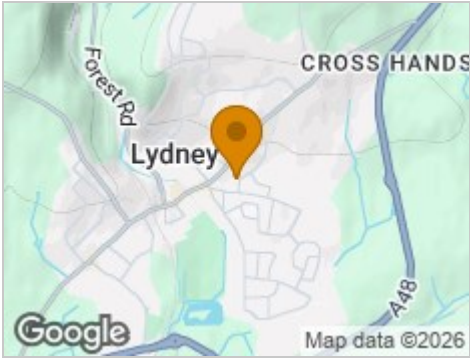
Road Map



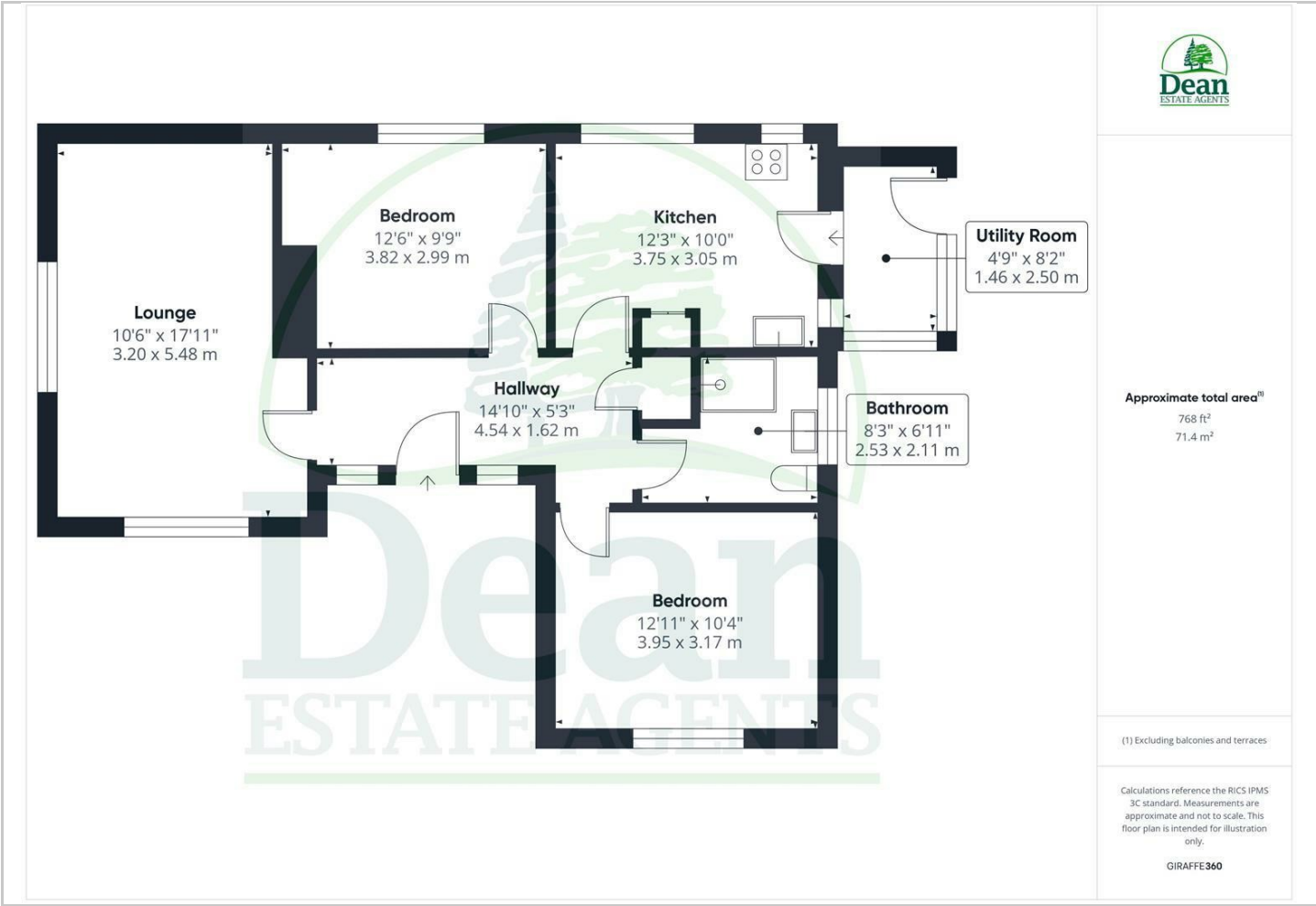
Hybrid Map



Terrain Map



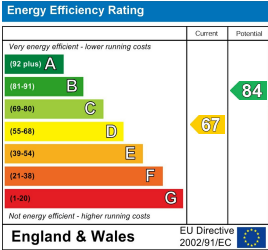
Floor Plan



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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