



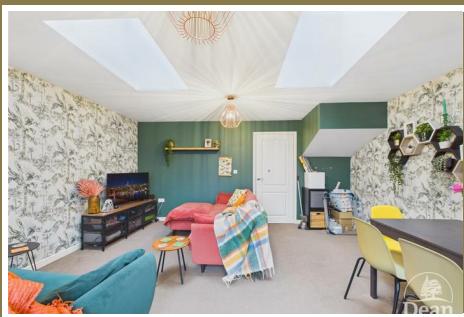
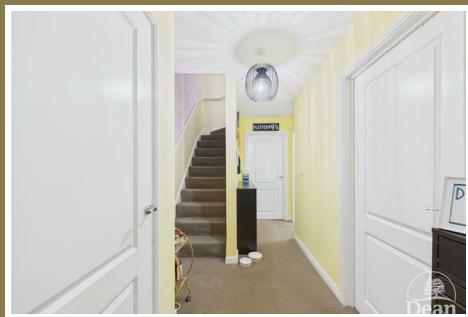
## Par Four Lane Lydney, GL15 5GB

£245,000



Dean Estate Agents are proud to offer to the market this three bedroom, three story family home with spacious living accommodation throughout, a low maintenance rear garden and off road parking.

Lydney has many amenities to include primary schools, secondary school, supermarkets, independent cafes and shops, doctors surgeries, pharmacies and parks. There are excellent transport links to the nearby towns and cities with a bus station and train station.



#### Entrance Hallway:

6'5 x 15'1 (1.96m x 4.60m)

Stairs to first floor landing, power point, spacious storage cupboard with hanging space.

#### W/C:

8'0 x 3'6 (2.44m x 1.07m)

W.C, wash hand basin, tiled splashback, double panelled radiator and extractor fan.

#### Kitchen:

8'10 x 11'1 (2.69m x 3.38m)

UPVC double glazed window to front as, a range of base and eye level units, integrated fridge/freezer, oven, and grill. Four-ring gas hob, space for washing machine, space for dishwasher, one and a half bowl stainless steel sink and drain, double panelled radiator, extractor fan.

#### Living Room:

15'10 x 14'10 (4.83m x 4.52m)

UPVC double glazed patio doors to rear garden, UPVC double glazed windows, two skylight windows, plenty of plug sockets throughout, TV point and double panelled radiator.

#### First Floor Landing:

3'7 x 11'6 (1.09m x 3.51m)

UPVC double glazed window, power points and stairs to second floor landing.

#### Bedroom Two:

8'6 x 10'8 (2.59m x 3.25m)

UPVC double glazed window to front and double panelled radiator.

#### Bedroom Three:

8'6 x 7'8 (2.59m x 2.34m)

UPVC double glazed window to rear and double panelled radiator.

#### Bathroom:

6'10 x 6'0 (2.08m x 1.83m)

UPVC double-glazed frosted window to front, W.C, bath, rainfall shower, wash hand basin, double panelled radiator and extractor fan.

#### Second Floor Landing:

4'10 x 5'6 (1.47m x 1.68m)

UPVC double glazed window, double panelled radiator.

## Bedroom One:

11'1 x 18'9 (3.38m x 5.72m)

UPVC double glazed patio doors to front, UPVC double glazed window to the rear, built-in wardrobes, double panelled radiator.

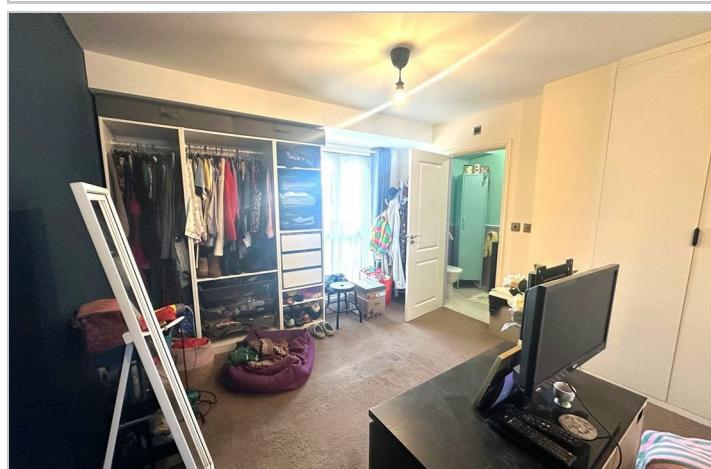
To the front of the property there is parking for one vehicle and a low maintenance laid to lawn area. The rear garden offers low maintained including a patio area leading from the living room and many borders.

## En-Suite:

4'3 x 7'6 (1.30m x 2.29m)

W/C, wash hand basin, walk in shower and niche, heated towel rail, shaving point and extractor fan.

## Outside:



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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



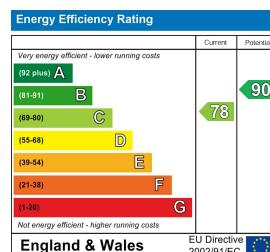
## Floor Plan



## 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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