



57 Tutnalls Street

Lydney, GL15 5PG

£249,950



****VIRTUAL TOUR AVAILABLE**** Dean Estate Agents are pleased to present to you this characterful two bedroom semi-detached house located within a two-minutes walking distance into Lydney town! The property comprises: two bedrooms, living room, dining room, kitchen and family bathroom with off road parking and garage.

The owners have informed us that in 2019 an application under Section 192 was submitted to establish whether the conversion of the loft space to a bedroom and the erection of garden room/gym requires planning permission. Lawful development rights allows for this type of conversion/works as at 2019 and we would suspect the same applies today although we would advise seeking the appropriate confirmation.

The above information is supplied due to the extent of conversion and potential the property has to offer with the large grounds.

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, 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:

15'6" x 3'1" (4.73m x 0.95m)

Single panelled radiator, mains consumer unit, power, lighting, access to lounge, dining room and stairs to first floor.

Lounge:

11'10" x 12'4" (3.61m x 3.76m)

UPVC double glazed windows, double panelled radiator, power and lighting.

Dining Room:

11'11" x 13'1" (3.65m x 4.00m)

UPVC double glazed window, double panelled radiator, power and lighting.

Kitchen:

12'3" x 8'10" (3.75m x 2.71m)

A range of base and drawer units, plumbing for washing machine, integrated oven, composite 1.5 bowl sink drainer unit, pantry/ under stairs storage cupboard.

First Floor Landing:

12'0" x 6'0" (3.66m x 1.83m)

Loft access, lighting, power, access to both bedrooms and bathroom.

Bedroom One:

11'11" x 16'7" (3.65m x 5.06m)

UPVC double glazed windows, double panelled radiator, power and lighting.

Bedroom Two:

11'11" x 10'4" (3.65m x 3.15m)

UPVC double glazed window, single panelled radiator, power and lighting.

Bathroom:

12'3" x 9'3" (3.74m x 2.84m)

Walk in shower with glass sliding door, freestanding bath, pedestal sink unit, WC, double panelled radiator, vaillant boiler, storage cupboard, UPVC double glazed window, tiled flooring, lighting.

Outside:

To the front of the property is a wooden garage, parking for multiple vehicles, lawned section and pathway to rear garden.

In the rear garden there are 3 outbuildings, the majority of the garden is lawned and stretches over 100ft.



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Tenanted Property – 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.

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

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



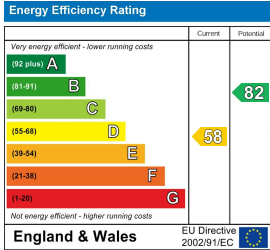
Floor Plan



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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