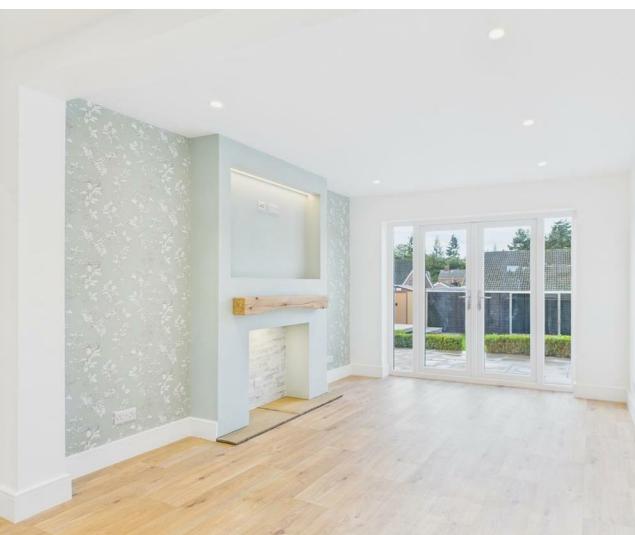




18a Charnwood Court

Lydney, GL15 5TB

£325,000



VIRTUAL TOUR AVAILABLE Dean Estate Agents are proud to offer to the market this most deceptive three-bedroom dormer bungalow. The properties renovations have only just been completed with a high specification throughout, immaculately landscaped gardens and the addition of two substantial double bedrooms on the first floor.

Charnwood Court is a small no through road with similar property, a nice, sought after open plan area.

Situated a short distance from Lydney town centre, you have the necessary amenities on your doorstep to include supermarkets, pharmacies, doctor, dental surgeries and woodland walks.



Approached via UPVC part glazed door:

Utility Room:

Range of base and eye level units, space for washing machine, space for fridge freezer, sink with drainer and UPVC double glazed window to front aspect.

Kitchen/ Dining / Living Room:

Range of base and eye level units, ceramic farmhouse sink, integrated dishwasher, induction hob and electric oven with extractor hood. Towards the dining space there is a large breakfast bar leading to a spacious living area with built-in media wall and decorative fireplace with UPVC double glazed patio doors leading to the rear garden.

Hallway:

Spacious entry hallway with large understairs storage cupboard, stairs to first floor and UPVC double glazed door to side access.

Bedroom Three/Office:

UPVC double glazed window to rear aspect, power and lighting and TV point.

W/C:

W/c, wash hand basin, double panelled radiator and frosted UPVC double glazed window to side aspect.

Landing:

Power and lighting, Velux window and large storage/airing cupboard housing boiler and access to crawl space.

Bedroom Two:

UPVC double glazed window to rear aspect with fitted shutters, built-in mirrored wardrobes, TV point and double panelled radiator.

Bedroom One:

UPVC double glazed window to rear aspect with fitted shutters, built-in mirrored wardrobes, TV point, double panelled radiator and shelving alcove with plug sockets.

Bathroom:

W/C, wash hand basin, bath with mixer tap, shower unit, heated towel rail, shaving point and built-in storage throughout the eaves and Velux window.

Outside:

To the rear of the property there is fully landscaped gardens with a large patio area with outside plug sockets leading through to decking area with fitted lights and down towards a maintainable turfed area. At the front of the property there is plenty of off road

parking, a front lawned area and side access to the rear garden.

Additional Notes:

This property is fitted with two MEV300, a mechanical ventilation system to help with indoor air quality. The property is also fitted with a Ei1000G The Gateway alarm system which helps detect smoke, CO2, calls through to the fire department and can be monitored constantly via an app on your mobile phone.

This property does also offer an appliance package

at an additional charge of £1076.71 INC VAT listed below;

- Bosch KGN34NWEAG White Freestanding 50/50 Fridge Freezer
 - Cost £369.54 including VAT
- Bosch WGG24400GB White Freestanding Washing Machine
 - Cost £371.49 including VAT
- Bosch SMV2HTX02G 60cm Fully Integrated Dishwasher
 - Cost £335.68 including VAT



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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.

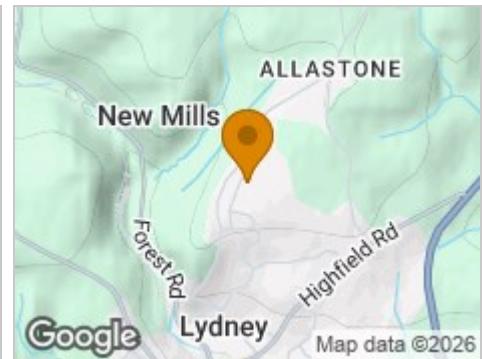
Road Map



Hybrid Map



Terrain Map



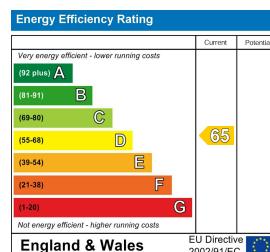
Floor Plan



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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