



10 Meadow Rise Lydney, GL15 5FJ

Offers Around £294,000



*** VIRTUAL TOUR AVAILABLE *** Dean Estate Agents are pleased to present to the market this four-bedroom semi-detached townhouse.

With a spacious lounge and storage filled kitchen, three bedrooms and a bathroom to the first floor and a master bedroom with an en-suite to the second floor offering three levels of space and privacy.

The enclosed garden to the rear presents a private outdoor space with a laid to lawn section and a raised decking area to the rear, additionally, the property features off-road parking, along with a garage, offering both security and convenience for your vehicles and storage needs.

Meadow Rise is a lovely location, providing easy access to local amenities and transport links, making it an ideal choice for modern living. Don't miss the opportunity to make this charming property your new home.



Entrance Hall:

3'6" x 15'7" (1.09m x 4.75m)

Access to kitchen, lounge and cloakroom. Under-stairs storage, radiator and stairs leading to first floor.

Cloakroom:

2'11" x 5'5" (0.89m x 1.67m)

WC., wash hand basin, radiator and UPVC window to front aspect.

Kitchen:

9'3" x 14'2" (2.82m x 4.33m)

A range of fitted units at eye and base level with worktop space, sink unit with mixer tap and drainer, integrated oven with gas hob and extractor fan, integrated dishwasher, space for freestanding fridge freezer, plumbing for washing machine and tumble dryer. With UPVC window to front aspect.

Lounge:

16'2" x 11'7" (4.93m x 3.54m)

UPVC windows to rear aspect, radiator and access via double doors into the rear garden.

First Floor Landing:

Access to three bedrooms and family bathroom.

Bedroom One:

9'2" x 13'5" (2.80m x 4.10m)

Carpeted flooring, UPVC window to rear aspect, power points & radiator.

Bedroom Two:

9'3" x 12'3" (2.83m x 3.74m)

Carpeted flooring, UPVC window to front aspect, power points & radiator.

Bedroom Three:

6'7" x 7'10" (2.01m x 2.41m)

Carpeted flooring, UPVC window to rear aspect, power points & radiator.

Bathroom:

6'7" x 5'6" (2.01m x 1.69m)

Bath with shower attachment and mixer taps, WC., wash hand basin, tiled splash backs and UPVC window to front aspect.

Second Floor Landing:

Door to Master Bedroom.

Master Bedroom:

12'6" x 24'10" (3.82m x 7.59m)

Carpeted flooring, radiator, power points and UPVC

window to front aspect & velux window to rear aspect. Access to En-Suite.

En-Suite Shower Room:

8'11" x 7'2" (2.74m x 2.20m)

Walk-in shower, WC. and wash hand basin, UPVC window to rear aspect

Outside:

To the front of the property, there is a small lawned

area with steps leading up to the front door and also a pathway which leads around the side of the property and into the rear garden.

The rear garden is tiered and laid to lawn, with patio and decking areas which offer great spaces to sit and relax. The garden is fully enclosed and can be accessed from the rear.

To the rear of the property there is access to a single garage & off road parking.



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If there are any changes to the fixtures, fittings and relevant aspects of the property since the commencement of marketing, we have asked the vendor to notify us immediately. Please also confirm to your satisfaction the services connected to the property and any planning consents.

These details do not constitute any part of any Offer, Contract or Tenancy Agreement.

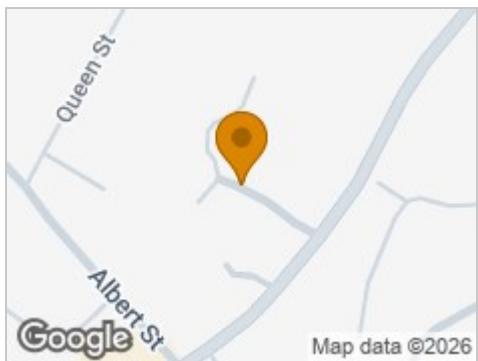
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Tenanted Property – we are not always able to show the most recent condition of a property due to tenants' privacy and we may choose to show the photographs of the property when it was last vacant to at least allow clients some idea of the internal condition. Therefore, we would of course, urge you to view the property before making any decisions to purchase or rent the property and before committing to any costs. An offer to purchase any property will be considered after a physical viewing has taken place.

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

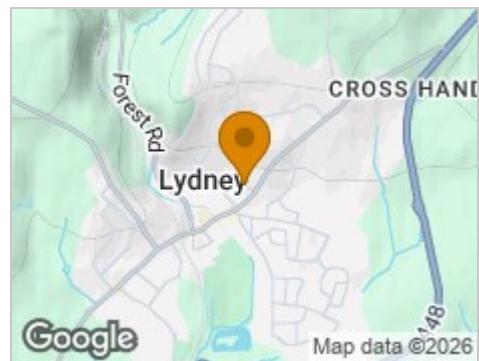
Road Map



Hybrid Map



Terrain Map



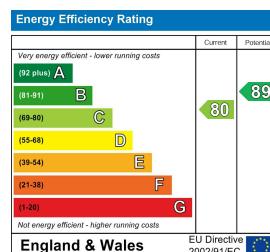
Floor Plan



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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