



11 Octavia Place

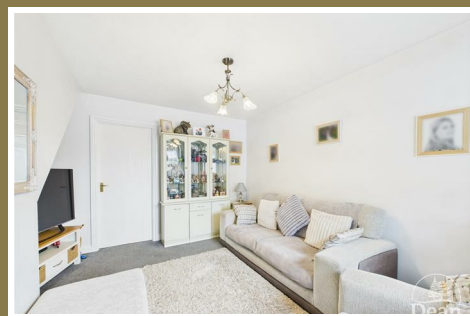
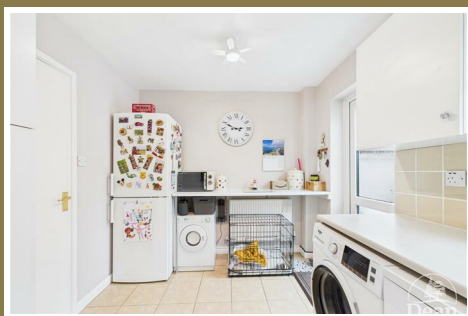
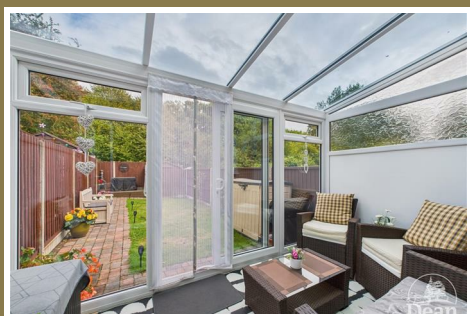
Lydney, GL15 5NX

£210,000



VIRTUAL TOUR AVAILABLE Dean estate Agents are proud to offer to the market this well presented two bedroom terraced property. With private and large rear gardens with direct access to the nearby fields and two designated parking spaces to the front.

The property is situated in Lydney offering local schools, convenience shops and public houses with a further range of amenities in the nearby town of Chepstow. The location also benefits from great transport links including a reliable bus route and railway links with the A48, M48 and M4 motorway networks bringing Newport, Cardiff, Chepstow, Bristol and Gloucester within easy commuting distance. MUST BE VIEWED!



Approached via UPVC double glazed door:

Entrance Hallway:

4'1 x 3'8 (1.24m x 1.12m)

Frosted UPVC double glazed door to front. Single panelled radiator, thermostat, power and lighting. Stairs to first floor

Kitchen:

8'3 x 12'6 (2.51m x 3.81m)

Range of base and eye level units, space for oven, with plumbing for washing machine and dishwasher. Double panelled radiator and built in breakfast bar with space for fridge/freezer.

Living Room:

13'5 x 9'3 (4.09m x 2.82m)

Single panelled radiators, WiFi and phone point. UPVC double glazed window to front aspect

Conservatory:

7'2 x 11'11 (2.18m x 3.63m)

Power and lighting. Patio doors to rear garden

First Floor Landing:

5'7 5'10 (1.70m 1.78m)

Power and lighting, loft hatch, storage cupboard

housing Worcester combi boiler and shelves for storage.

Bedroom One:

9'8 x 9'4 (2.95m x 2.84m)

Large double bedroom with UOVC double glazed windows to front aspect.

Bedroom Two:

12'0 x 6'3 (3.66m x 1.91m)

UPVC double glazed window to rear aspect, single panelled radiator. Space for storage.

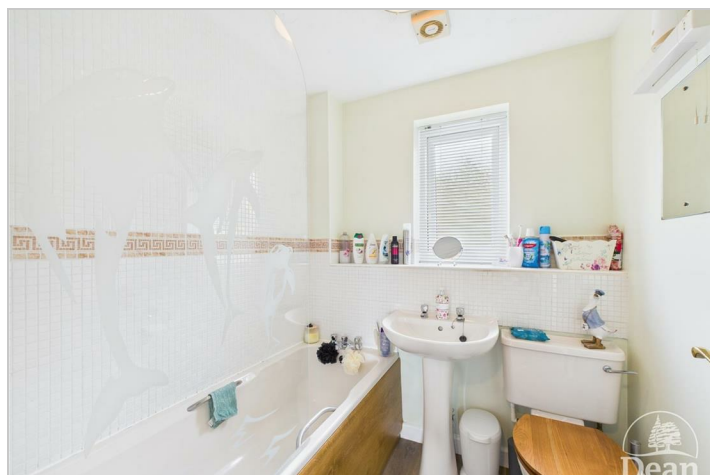
Bathroom:

5'5 x 5'11 (1.65m x 1.80m)

W/C, wash hand basin, bath and electric shower. Tiled throughout, single panelled radiator and frosted UPVC double glazed window to rear.

Rear Garden:

Large laid to lawn are with decking to the rear of the garden. Garden shed and said gate leading out to footpath and field.



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Tenure: We are advised freehold.

Agents Note: Please contact Dean Estate Agents for an updated brochure if applicable.

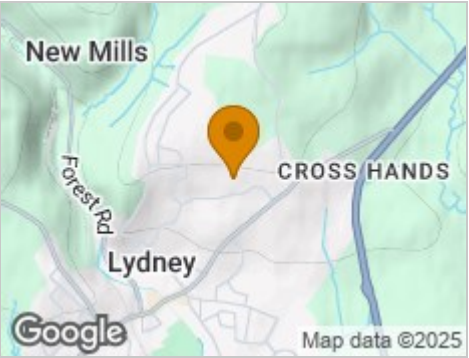
Road Map



Hybrid Map



Terrain Map



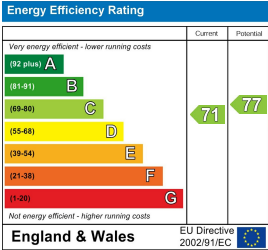
Floor Plan



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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