



## 9 Highbrook Way

Lydney, GL15 4BY

£260,000





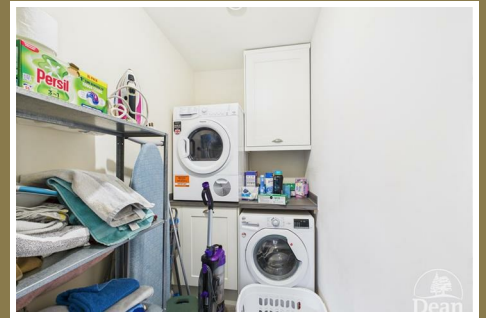
\*\*\* VIRTUAL TOUR AVAILABLE \*\*\* Dean Estate Agents are pleased to offer this semi-detached bungalow to the market with no onward chain offering a modern layout and a vast laid to lawn garden.

The property offers two sizable bedrooms, a modern lounge and kitchen, a utility room and family bathroom.

The garden is mainly laid to lawn with a patio area ideal for outdoor furniture leading from the patio doors secure with mature shrubs and bushes.

The bungalow benefits from off road parking for two vehicles.

Located a short distance from Lydney town centre you have many local amenities, to include supermarkets, shops and cafes, doctors surgeries and dental surgeries as well as the train station.



Approached via UPVC frosted glass door:

Entrance Hallway:

5'1 x 3'8 (1.55m x 1.12m)

Fitted storage cupboard, electric switchboard and single panelled radiator.

Kitchen/Living Area:

18'1 x 15'3 (5.51m x 4.65m)

Large open plan area opening first into the kitchen with a four-ring gas hob and extractor fan, integrated double oven, stainless steel sink with drainer board and integrated fridge freezer. To the living section is a large bay window with sash windows to front aspect, WIFI and tv point and two double panelled radiators.

Utility Room:

8'6 x 4'2 (2.59m x 1.27m)

Space for washing machine, cupboard housing LOGIC combi boiler, worktop space and single panelled radiator.

Bedroom One:

8'9 x 12'5 (2.67m x 3.78m)

Spacious double bedroom with window to rear aspect, plenty of plug sockets, a tv point and double panelled radiator.

Bedroom Two:

9'1 x 8'7 (2.77m x 2.62m)

Double patio doors to rear garden, double panelled radiator and plenty of plug sockets.

Bathroom:

5'6 x 7'8 (1.68m x 2.34m)

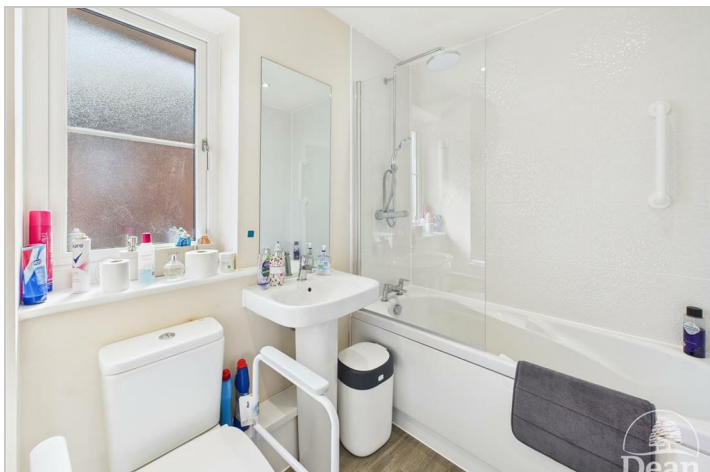
Frosted UPVC window to the side, mains shower over bath fitted with assistance hand rails, wash hand basin, toilet and double panelled radiator.

Outside:

Patioed section leading from bedroom number two, to a low maintenance lawned area with large bushes and far reaching views. Round to the side of the property there is a side gate with access to the property parking for two cars and space for a shed.

Management Charges:

Estate management charges, also known as service or estate charges, are fees paid by homeowners and leaseholders on privately owned estates to cover the cost of maintaining communal areas. These charges typically fund services like landscaping, private road maintenance, and upkeep of shared amenities not adopted by the local council. We believe that the charge here per month is in the region of £30 (Thirty Pounds).



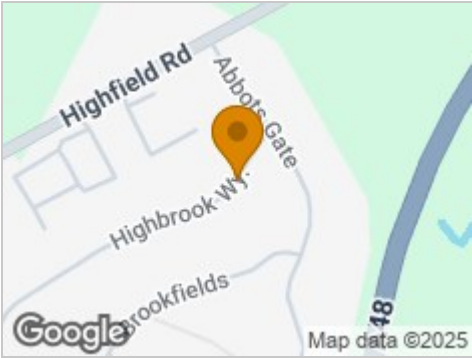
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If there are any changes to the fixtures, fittings and relevant aspects of the property since the commencement of marketing, we have asked the vendor to notify us immediately. Please also confirm to your satisfaction the services connected to the property and any planning consents. These details do not constitute any part of any Offer, Contract or Tenancy Agreement. Photographs used for advertising purposes may not necessarily be the most recent photographs. Any reliance you place on such information is therefore strictly at your own risk. All photographic images are under the ownership of Dean Estate Agents Ltd and therefore Dean Estate Agents Ltd retain the copyright. You must obtain permission from the owner of the images to reproduce them.

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.



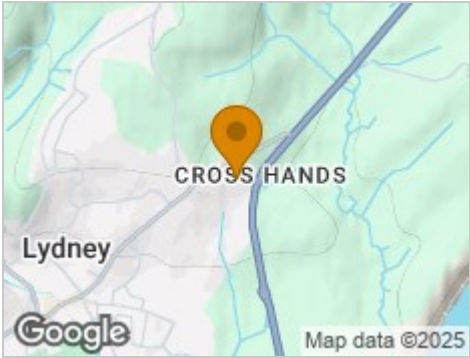
Road Map



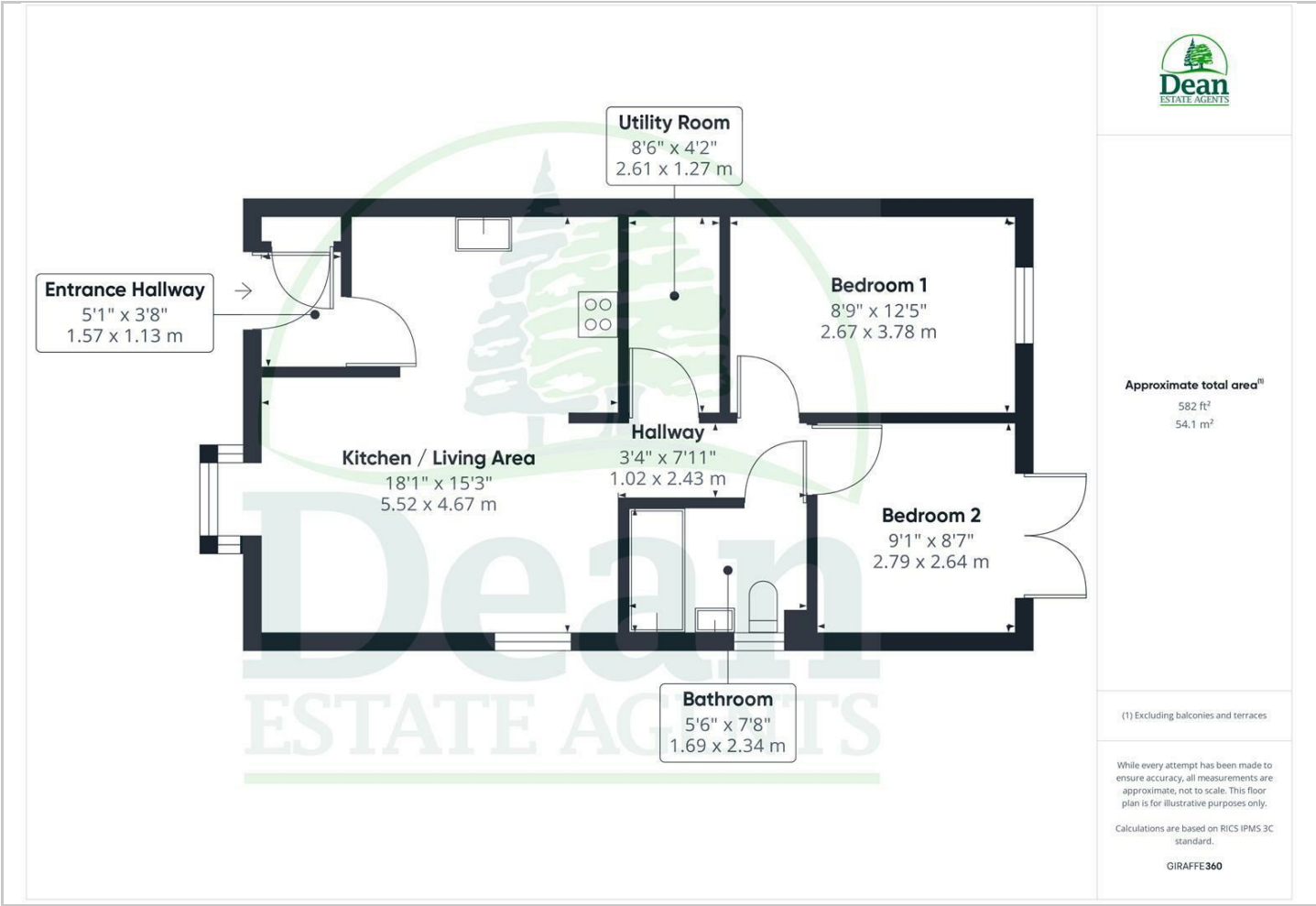
Hybrid Map



Terrain Map



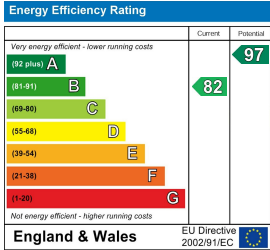
Floor Plan



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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