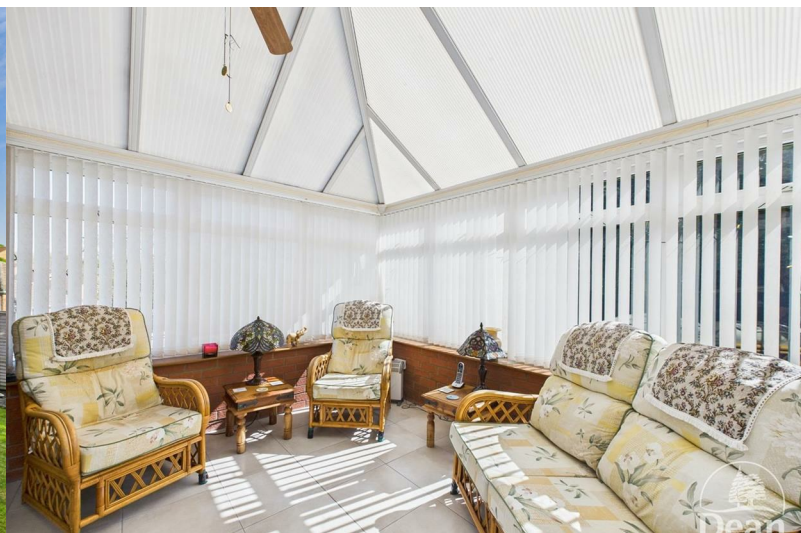




75 Primrose Way , Lydney, GL15 5SQ

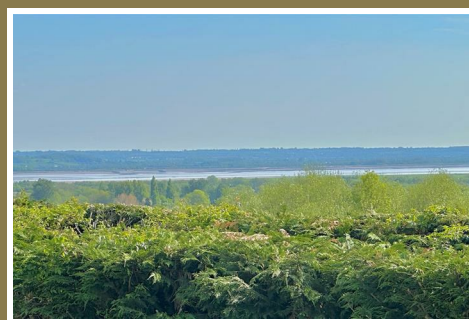
£290,000



*** VIRTUAL TOUR AVAILABLE *** Dean Estate Agents, offers this three-bedroom detached house set on a generous corner plot boasting a private enclosed rear garden, ideal for enjoying sunny afternoons or hosting family gatherings.

Upon entering, you will find two spacious reception rooms and a well-appointed kitchen, a sizeable conservatory to the ground floor, to the first floor are three sizeable bedrooms, and a family bathroom.

Additional features of this property include a garage and off-road parking.



Entrance Porch:

3'10" x 4'0" (1.19m x 1.23m)

Door into the lounge.

Lounge:

11'9" x 13'5" (3.60m x 4.09m)

A bright and airy room to be welcomed by, with a UPVC double-glazed window to front aspect, carpet flooring, a feature fireplace with stone surround, radiator, power and lighting.

The lounge opens into the dining room via an archway, door into the kitchen, open stairwell leading to first floor landing.

Dining Room:

9'4" x 10'9" (2.86m x 3.29m)

Carpet flooring, radiator, power and lighting, sliding doors giving access to the conservatory.

Conservatory:

10'2" x 11'3" (3.10m x 3.44m)

Patio doors leading out to the rear garden, ceiling fan & lighting, tiled flooring, power and lighting.

Kitchen:

10'1" x 10'5" (3.09m x 3.20m)

Offering a range of wall, base & drawer units, worktop surfaces and tiled splashbacks, one and a half bowl sink and drainer and mixer tap,

integrated gas oven and four-ring gas hob with extractor hood over, integrated fridge/freezer, wall mounted boiler, understairs storage cupboard, tiled flooring, radiator, power points, UPVC window to rear aspect, door leading out to side aspect.

Stairs leading to First Floor Landing.

First Floor Landing:

9'2" x 2'11" (2.80m x 0.91m)

Carpet flooring, open stairwell with loft access, wall-mounted lighting.

Bedroom One:

11'10" x 11'10" (3.63m x 3.61m)

UPVC window to front aspect, carpet flooring, built-in double wardrobe, radiator, power and lighting.

Bedroom Two:

7'10" x 12'0" (2.40m x 3.68m)

Large UPVC window to rear aspect with wonderful views towards the River Severn, carpet flooring, built-in double wardrobe, radiator, power and lighting.

Bedroom Three:

7'1" x 9'5" (2.17m x 2.88m)

UPVC window to front aspect, carpet flooring, radiator, power and lighting.

Bathroom:

7'4" x 6'1" (2.26m x 1.86m)

UPVC window to the rear elevation, fully tiled walls, vinyl flooring, vertical wall mounted radiator, panelled bath with shower over, wash hand basin, airing cupboard with a radiator and shelving.

WC.:

4'8" x 2'11" (1.43m x 0.89m)

A separate WC, UPVC window to rear aspect.

Outside:

To the front of the property is a spacious double driveway with a stoned area for low maintenance and a side gate which leads to the rear access.

The rear of the property benefits from a south facing rear garden, mainly laid to lawn, also benefitting from easily maintained areas such as a stoned terrace.

Garage – Offering great storage with an electric garage door.



Consumer Notes: Dean Estate Agents Ltd have prepared the information within this website/brochure with care and co-operation from the seller. It is intended to be indicative rather than definitive, without a guarantee of accuracy. Before you act upon any information provided, we request that you satisfy yourself about the completeness, accuracy, reliability, suitability or availability with respect to the website or the information, products, services, or related graphics contained on the website for any purpose. Confirmation of the title, boundary plan, sellers situation must be confirmed with you before any expense is incurred.

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



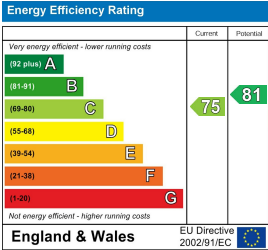
Floor Plan



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.