



55 Tutnalls Street

Lydney, GL15 5PG

£240,000



*** VIRTUAL TOUR AVAILABLE *** Dean Estate Agents are pleased to offer to the market this semi-detached house situated a short distance from Lydney town centre with no onward chain.

This property offers a front and rear porch, sizeable lounge, a separate dining room and fitted kitchen to the ground floor. To the first floor you will find two double bedrooms and a well appointed family shower room.

The property benefits from off road parking and a garage to the front, and a vast low maintenance rear garden.

Situated just a short distance from Lydney town you have many amenities on your doorstep to include supermarkets, dental and doctors surgeries, independent shops and cafes and woodland walks nearby.

The property is sold with no chain.



Entrance Lobby:

3'0" x 12'11" (0.92m x 3.96m)

With tiled flooring, mains consumer unit and door to the entrance hallway.

Entrance Hallway:

11'6" x 3'2" (3.53m x 0.97m)

With original archway pillars, radiator, stairs to the first floor landing, digital thermostat for the central heating, BT master point, smoke alarm and power points.

lounge:

11'10" x 12'11" (3.62m x 3.96m)

Front aspect with a large UPVC double glazed bay window, coved ceiling, living flame gas fire with Cotswold stone effect surround, wall lights, double radiator.

Dining Room:

11'10" x 12'3" (3.63m x 3.74m)

Rear aspect window, coved ceiling, double radiator and door to the kitchen.

Kitchen:

12'2" x 9'3" (3.71m x 2.83m)

Rear aspect with a range of fitted cupboards, wall units, worktop surfaces, composite sink unit, electric double oven and hob, tiled flooring, UPVC double glazed door to the rear porch, wall mounted boiler within cupboard, double radiator and understairs cupboard. Integrated Electrolux washing machine, UPVC double glazed window to the rear.

Rear Porch:

4'3" x 6'2" (1.31m x 1.90)

With UPVC double glazed windows, tiled flooring, double glazed glass roof, double glazed door and double power point.

First Floor Landing:

11'10" x 5'10" (3.62m x 1.80m)

Access to loft space, doors to the bedrooms and airing cupboard.

Bedroom One:

12'0" x 16'5" (3.66m x 5.02m)

Front aspect UPVC double glazed windows, double radiator, floor to ceiling wardrobes and mirror.

Bedroom Two:

11'11" x 10'7" (3.65m x 3.23m)

Rear aspect UPVC double glazed window, built in floor to ceiling wardrobes, double radiator and understairs.

Shower Room:

7'11" x 8'9" (2.42m x 2.69m)

A most spacious bathroom comprising of a WC., vanity wash hand basin, fitted drawers, double size shower cubicle with mains thermostatic rainfall shower, aqua panelled walling, shaver point and light, UPVC double glazed window.

Outside:

To the front of the house one will find easy access from the highway via a private driveway shared with No 57.

There are vegetable type gardens to the front and side path to the rear.

There are vast rear gardens hosting shrubs, wild flowers, fish pond, gravelled gardens, both wall and fenced boundaries.

Large Workshop - with power and lighting.

Shed - with light.

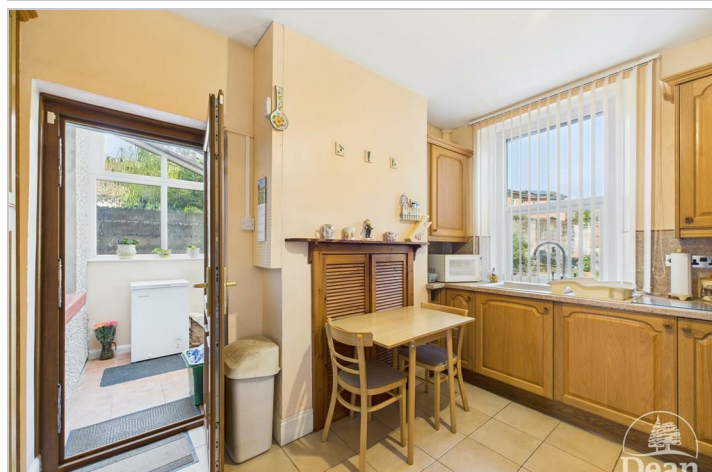
Coal House

Outside WC

Greenhouse

Detached Garage:

Located to the front aspect with up and over door.



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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.

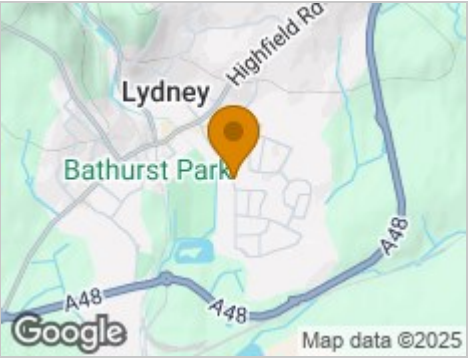
Road Map



Hybrid Map



Terrain Map



Floor Plan

Floor 0 Building 1

Floor 1 Building 1

Floor 0 Building 2

Approximate total area⁽¹⁾

1388 ft²

129 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

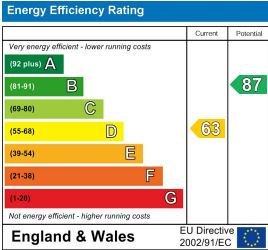
Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360

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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