



## 55 Lakeside Avenue

Lydney, GL15 5QA

£250,000



\*\*\*VIRTUAL TOUR AVAILABLE\*\*\* Dean Estate Agents are proud to offer to the market this link detached two bedroom bungalow.

The property boasts two large double bedrooms, off road parking for multiple cars and a 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.



Approached via UPVC double glazed door to side:

#### Entrance Lobby:

5'10 x 6'9 (1.78m x 2.06m)

Spacious entry lobby with power and lighting and double panelled radiator.

#### Kitchen:

8'6 x 6'10 (2.59m x 2.08m)

Range of base and eye level units, four ring induction hob, space for washing machine and fridge freezer, double sink with drainer and UPVC double glazed window to side aspect.

#### Living Room:

20'0 x 10'8 (6.10m x 3.25m)

Large and bright space with UPVC double glazed floor to ceiling window to front aspect. Gas fire, WIFI, telephone point and double panelled radiator.

#### Bedroom One:

13'4 x 8'9 (4.06m x 2.67m)

Spacious double bedroom with UPVC door to rear

garden, UPVC double glazed window and double panelled radiator.

#### Bedroom Two:

10'2 x 8'10 (3.10m x 2.69m)

Double bedroom with large UPVC double glazed window to rear aspect and a double panelled radiator.

#### Shower Room:

6'3 x 5'9 (1.91m x 1.75m)

W/C, wash hand basin with storage, walk-in shower, double panelled radiator, frosted UPVC double glazed window to side and loft hatch.

#### Workshop/Office:

14'0 x 7'8 (4.27m x 2.34m)

Converted garage with power and lighting, perfect for a home office, craft room or workshop. UPVC double glazed windows to front and rear aspect with UPVC doors leading through to the rear garden.

#### Rear Garden:

Low maintenance rear garden with patio area and path leading from rear of property to lawned area and garden shed.



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As with leasehold property or new build development sites, you are likely to be responsible for a contribution to management charges and/or ground rent or a contribution to the development service charge. Please enquire at the time of viewing. You may also incur fees for items such as leasehold packs and, in addition, you will also need to check the remaining length of any lease before you complete a mortgage application form. You must therefore consult with your legal representatives on these matters at the earliest opportunity before making a decision to purchase or incurring costs.

Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment etc.

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Equipment: Dean Estate Agents have not tested the equipment or any central heating system mentioned in these particulars and the purchaser is advised to satisfy themselves as to the working order and condition of any related equipment.

Tenure: We are advised freehold.

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

## Road Map



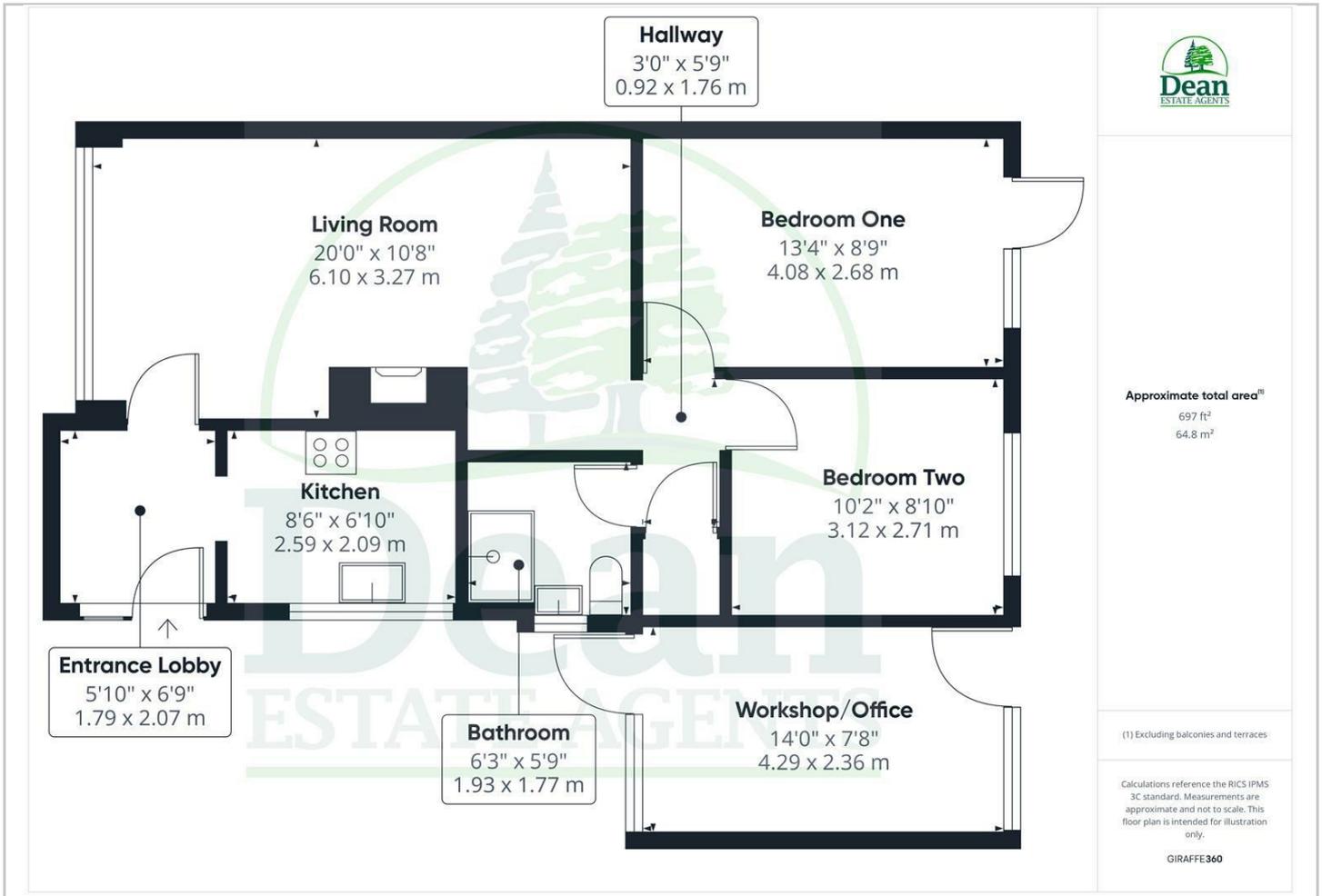
## Hybrid Map



## Terrain Map



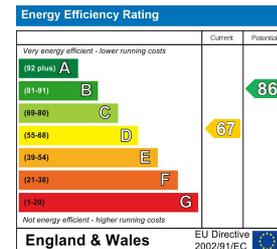
## Floor Plan



## 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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