



## Lancaster Drive

Lydney, GL15 5SL

£300,000



\*\*\*VIRTUAL TOUR AVAILABLE\*\*\* Located on the sought-after Lancaster Drive, Lydney, this rarely available detached bungalow offers generous accommodation and excellent potential. The property features a bright living room, well-proportioned bedrooms and scope for modernisation throughout. Externally, there is a private driveway, low-maintenance frontage and a spacious, well maintained rear garden with patio workshop and detached garage. A fantastic opportunity to create a home in a highly desirable location.

Lydney has many amenities to include primary schools, secondary school, supermarkets, independent cafes and shops, doctors surgeries, pharmacies and parks. There are excellent transport links to the nearby towns and cities with a bus station and train station.

Early viewing is highly recommended.



Approached via driveway to UPVC double glazed door

#### Kitchen:

7'7 x 10'11 (2.31m x 3.33m)

Range of base and eye level units, sink with drainer, space for washing machine, oven and fridge/freezer, UPVC double glazed window to front aspect, UPVC double glazed door to side of the property and driveway.

#### Entrance Hallway:

4'0 x 6'3 (1.22m x 1.91m)

UPVC double glazed door to side and driveway, telephone and WIFI point, single panelled radiator, spacious airing cupboard housing boiler and access to loft hatch with pull down ladder.

#### Living / Dining Room:

22'4 x 11'4 (6.81m x 3.45m)

Large UPVC double glazed window to front aspect, double panelled radiator, gas fireplace, thermostat and space for dining room table and chairs.

#### Bathroom:

6'6 x 6'3 (1.98m x 1.91m)

Three piece suite, shower over bath, W/C, wash hand basin, UPVC frosted double glazed window to side and single panelled radiator.

#### Bedroom One:

12'10 x 11'6 (3.91m x 3.51m)

Spacious double bedroom, double panelled radiator and double glazed door and window through to conservatory.

#### Bedroom Two:

8'6 x 10'11 (2.59m x 3.33m)

Double bedroom with plenty of space for storage and wardrobes, single panelled radiator and window through to conservatory.

#### Bedroom Three:

7'0 x 7'9 (2.13m x 2.36m)

Single panelled radiator, double glazed UPVC window to side aspect.



### Conservatory:

7'10 x 20'10 (2.39m x 6.35m)

A versatile space with views out across the large garden and patio space with power and lighting.

### Garden:

The property benefits from a generously sized and well-maintained rear garden, predominantly laid to lawn and offering an excellent sense of space

and privacy. A paved patio area provides an ideal spot for outdoor dining and entertaining, with direct access from the conservatory. To the rear/side sits a useful workshop in addition to the garage.

### Garage:

Up and over door with power and lighting.

### Workshop:

Power and lighting, great for additional storage.



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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.

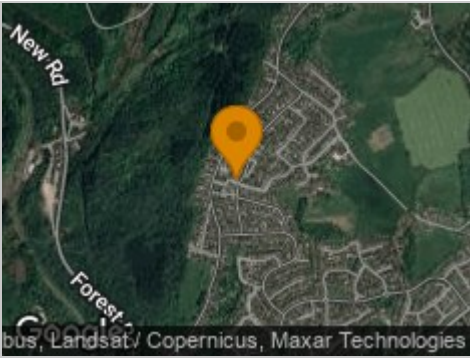
You may also incur fees for items such as leasehold packs and, in addition, you will also need to check the remaining length of any lease before you complete a mortgage application form.

Please ask a member of our team for any help required before committing to purchase a property and incurring expense.

Road Map



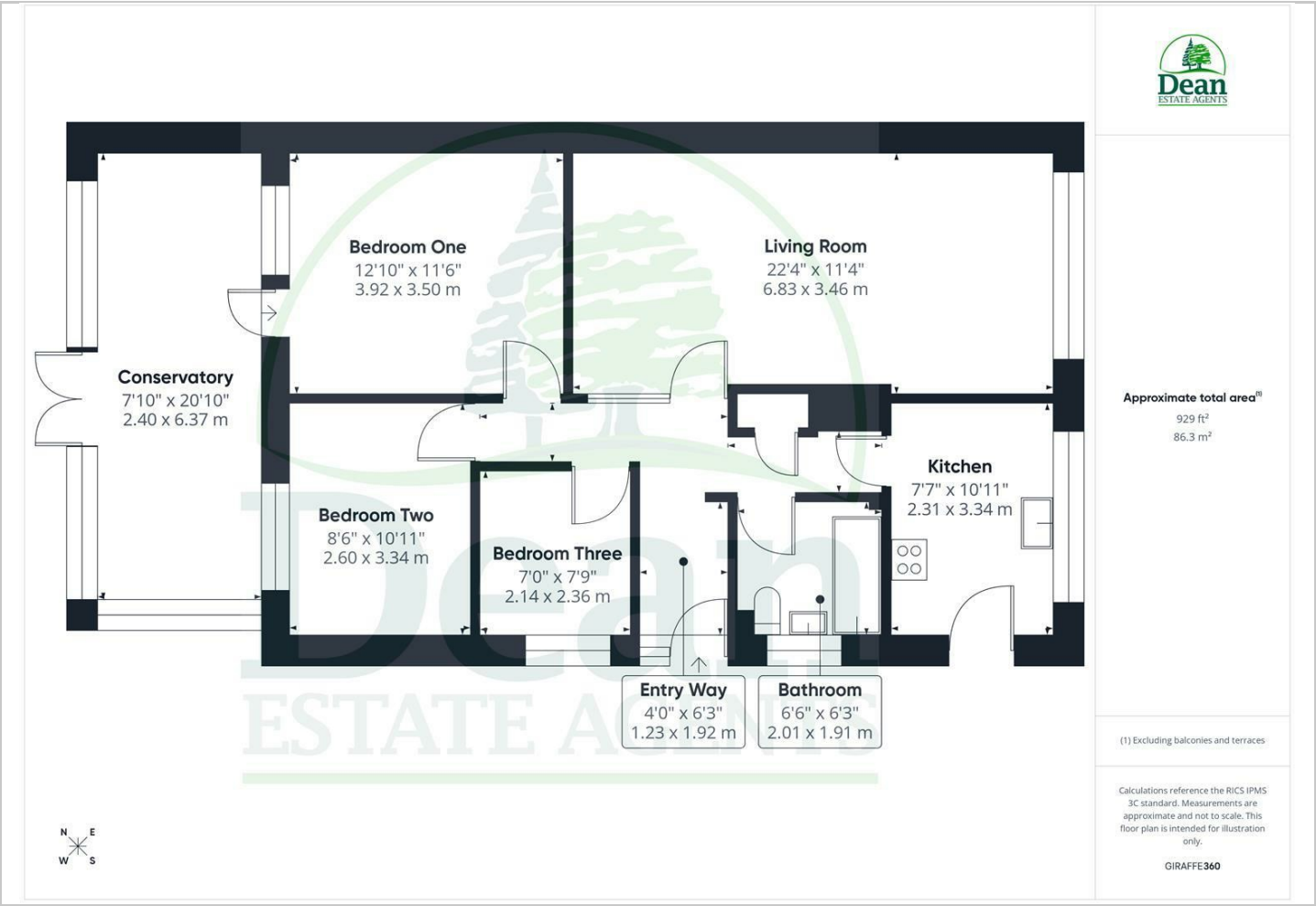
Hybrid Map



Terrain Map



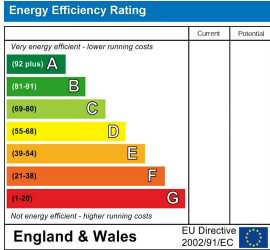
Floor Plan



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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