



4 Mount Pleasant

Lydney, GL15 5QE

£175,000



*** VIRTUAL TOUR AVAILABLE *** A deceptive three bedroom terraced house with private gardens and within walking distance to local amenities and Lydney town centre. The property is sold with vacant possession and hosts a lounge to the front aspect with bay window, dining room, kitchen with three bedrooms and a bathroom to the first floor. The property offers fantastic potential for refurbishment, modernisation and extension (subject to planning permission), making it ideal for either first time buyers looking to get onto the property ladder and put their own stamp on a home, or for investors looking for a renovation project to re-market or rent out. Internally and to the ground floor the property comprises an entrance hall with stairs to the first floor, two spacious open plan reception rooms, one with a front facing bay window and the other with a feature fireplace housing a gas fire and French patio doors to the rear garden. There is also a well-appointed kitchen to the rear with an integrated oven, gas hob and concealed extractor, space and plumbing for further appliances. Similar properties in the road have extended across the rear to make for more spacious accommodation. The property is located in a convenient position close to a range of local shops, amenities, good schools and both road and public transport links further afield, as well as having plenty of lovely country, woodland and riverside walks. We have access to the property for viewings at short notice, take a look at the virtual tour!!



Approached via a Upvc door to the Entrance Hall.

Entrance Hallway:

With stairs to the first floor, laminate flooring, double radiator, thermostat for central heating and smoke alarm.

Lounge:

Front aspect UPVC double glazed bay window, book shelving, radiator and coved ceiling.

Dining Room:

UPVC double glazed double doors to the rear gardens, gas fire with wooden fire surround, coved ceiling, double radiator and door to the understairs cupboard.

Kitchen:

Rear aspect with base units, sink unit, plumbing for washing machine, UPVC double glazed window, tiled flooring, gas hob with extractor fan over, Worcester gas boiler, radiator and a double glazed door to outside.

Landing:

Doors to bedrooms, coved ceiling, smoke alarm and linen cupboard.

Bedroom One:

Front aspect with double glazed window, coved ceiling and radiator.

Bedroom Two:

Rear aspect UPVC double glazed window, coved ceiling and radiator.

Bedroom Three:

Front aspect with UPVC double glazed window and radiator.

Bathroom:

With wash hand basin, bath with mixer tap shower, UPVC double glazed window, mirrored medicine cabinet and radiator.

Cloakroom:

With WC, radiator and double glazed window.

Outside:

The rear gardens comprise of a large patio, covered rear entrance, an abundance of shrubs, gated rear access.

Outbuilding:

With a tiled roof, side door access, power and lighting.

Additional Information:

TENURE: Leasehold. 998 years from 24 June 1899. This is a historic Leasehold arrangement wherein the 'Landlord' is absent which generally means deceased so there is no ground rent charged and no service charges raised as to a typical Lease. The seller will provide either a Possessory Title or Absolute Title with Indemnity Insurance. This situation is typical along some of Mount Pleasant properties and previous sales of property have been agreed

with no problems.
Council Tax Band: B
Local Authority: Forest Of Dean
Lease: 998 years from 24 June 1899
Ground Rent: £3 per annum if collected.



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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.

Energy Performance Certificates are supplied to us via a third party and we do not accept responsibility for the content within such reports.

PRC Certificates – Some ex-local authority properties have been repaired in recent years using the PRC Scheme wherein a certificate has been produced by a qualified property engineer. This

Road Map



Hybrid Map



Terrain Map



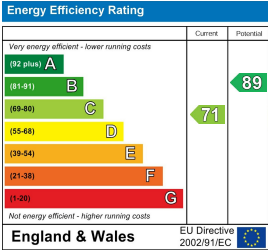
Floor Plan



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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