



Willow Heights

Lydney, GL15 5LR

£265,000



VIRTUAL TOUR AVAILABLE Dean Estate Agents are proud to offer to the market this modern three bedroom semi-detached property. This property benefits from a large downstairs living/dining space and additional and useful downstairs toilet and utility room. The gardens have been recently landscaped offering the perfect space for entertaining and enjoying the view.

Situated close to Lydney town, this property allows for easy access to local amenities, supermarkets, dental and doctors surgeries and independent shops and cafes.



Approached via UPVC double glazed door:

Entrance Hallway:

3'3 x 5'4 (0.99m x 1.63m)

Power & lighting, single panelled radiator.

Living Room:

11'0 x 11'8 (3.35m x 3.56m)

TV point, WiFi point, double panelled radiator.

Dining Room:

9'5 x 10'1 (2.87m x 3.07m)

Double panelled radiator, thermostat, doors leading through to kitchen and utility room.

Kitchen:

9'3 x 10'0 (2.82m x 3.05m)

A range of base and eye level units, integrated hob and oven with extractor hood, space for fridge/freezer, boiler, radiator, sink with drainer., UPVC double glazed window to rear and stable door.

Office:

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

Double panelled radiator, power & lighting.

Utility Room:

5'6 x 9'7 (1.68m x 2.92m)

A range of base level units with space for washer and dryer and ceramic sink, UPVC double glazed window, skylight, door to rear garden.

Cloakroom:

2'7 x 5'8 (0.79m x 1.73m)

W.C., wash hand basin, double panelled radiator, UPVC frosted double glazed window to side.

First Floor Landing:

2'8 x 10'1 (0.81m x 3.07m)

Power & lighting, cupboard housing hot water tank and shelving for storage, loft access.

Bedroom One:

9'6 x 11'8 (2.90m x 3.56m)

UPVC double glazed window to front aspect, single panelled radiator.

Bathroom:

6'4 x 7'4 (1.93m x 2.24m)

Bath with shower over, W.C., wash and basin, extractor fan, UPVC double glazed frosted window to rear, heated towel rail.

Bedroom Two:

9'6 x 9'9 (2.90m x 2.97m)

UPVC double glazed window to rear aspect, single panelled radiator.

Bedroom Three:

9'4 x 7'11 (2.84m x 2.41m)

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

Outside:

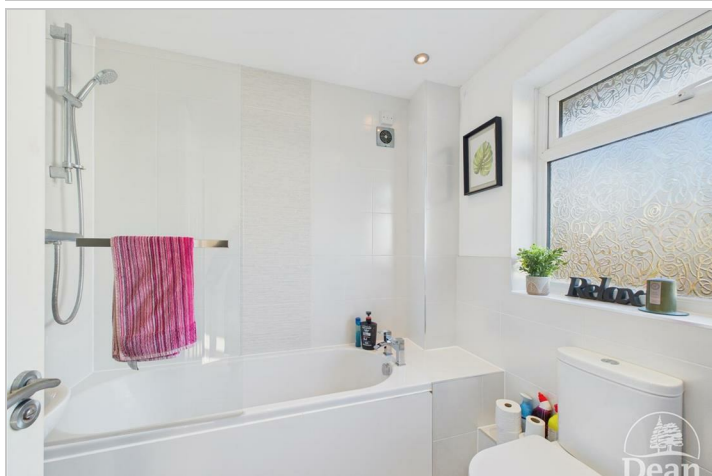
Recently landscaped tiered garden with a laid to lawn area, outside tap, side gate for access. To

the top tier of the garden there is a patio area and pergola with multiple outside plug sockets.

Garage:

8'0 x 8'8 (2.44m x 2.64m)

Up and over door, power and lighting.



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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 before making any decisions to purchase or rent the property and before any costs.

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 certificate does not imply the suitability for a mortgage approval and you must satisfy yourself of the work carried out that may meet your lenders criteria.

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



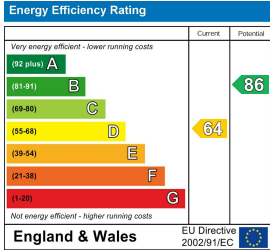
Floor Plan



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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