



## 33 Overstreet Green

Lydney, GL15 5GG

£145,000





\*\*\* VIRTUAL TOUR AVAILABLE \*\*\* This two-bedroom third-floor flat offers a perfect blend of comfort and convenience.

Upon entering, you will be greeted by a spacious entrance hallway, a sizable lounge with a balcony, kitchen/diner and two well-proportioned bedrooms, with the master bedroom featuring an en-suite bathroom,, and a family bathroom.

One of the standout features of this property is the balcony, which presents far-reaching views, allowing you to enjoy the beauty of the surrounding landscape.

The flat is designed to be spacious throughout, providing ample room for your personal touches and furnishings. Additionally, the property includes parking for one vehicle, a valuable asset in this area.

Conveniently located close to the train station, this flat offers excellent transport links, making it an ideal choice for commuters or those who enjoy exploring the wider region. Whether you are looking to buy or rent, this property presents a wonderful opportunity to enjoy modern living in a picturesque setting. Don't miss the chance to make this lovely flat your new home.



#### Entrance Hallway:

A welcoming, spacious hallway, radiator, power points, large cupboard space, fuse box.

#### Lounge:

9'9" x 12'5" (2.98m x 3.81m)

A very light & airy room, carpet flooring, UPVC double glazed window to side aspect, front aspect double doors which give access out to the balcony, power points, radiator, tv point.

#### Kitchen/Dining Area:

9'6" x 11'6" (2.91m x 3.52m)

UPVC double glazed window to front aspect, a range of wall, base, and drawer units, one and half bowl stainless steel sink & drainer unit, built in dishwasher, built in four-ring gas hob with extractor hood over & oven, integrated fridge/freezer, space for washing machine, cupboard housing the gas boiler, radiator, power points.

#### Bedroom One:

8'6" x 11'5" (2.60m x 3.50m)

UPVC double glazed window to front aspect, built in wardrobes, radiator, power points, tv point, door leading into:

#### En-suite:

4'10" x 7'6" (1.48m x 2.29m)

Walk in shower with shower over, W.C, wash hand basin, extractor fan, radiator, light with shaver point.

#### Bedroom Two:

11'7" x 8'7" (3.55m x 2.62m)

UPVC double glazed window to side aspect, radiator, tv point.

#### Bathroom:

9'0" x 5'2" (2.75m x 1.58m)

Panelled bath with shower attachment over, heated towel rail, wash hand basin, W.C, light with shaving point, extractor fan.

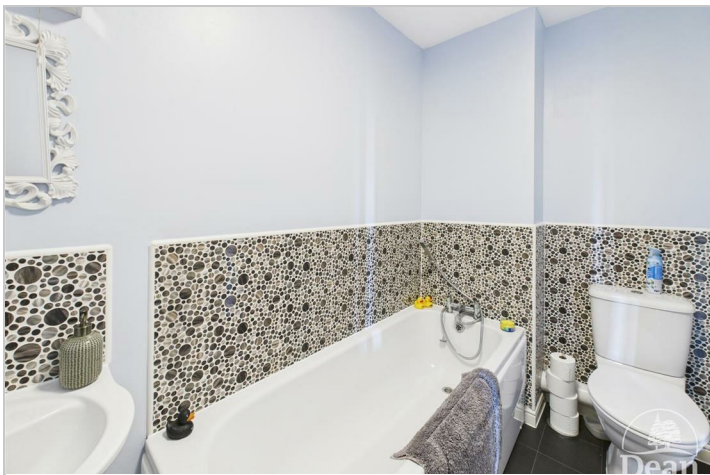
#### Agents Note

The property is Leasehold. There is approximately 111 years remaining of the lease.

Ground Rent: £250 per year

Maintenance Charges: £1599.70 per year (paid in two halves). This covers all building related expenses.

£366.08 per year (paid in two halves). This covers all other estate expenses.



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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.



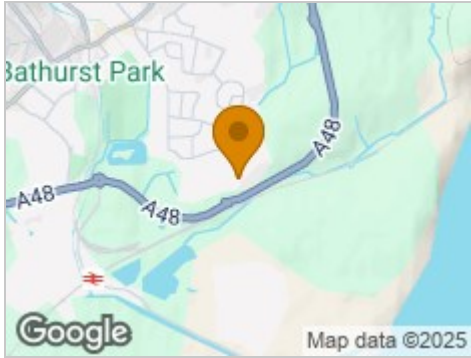
Road Map



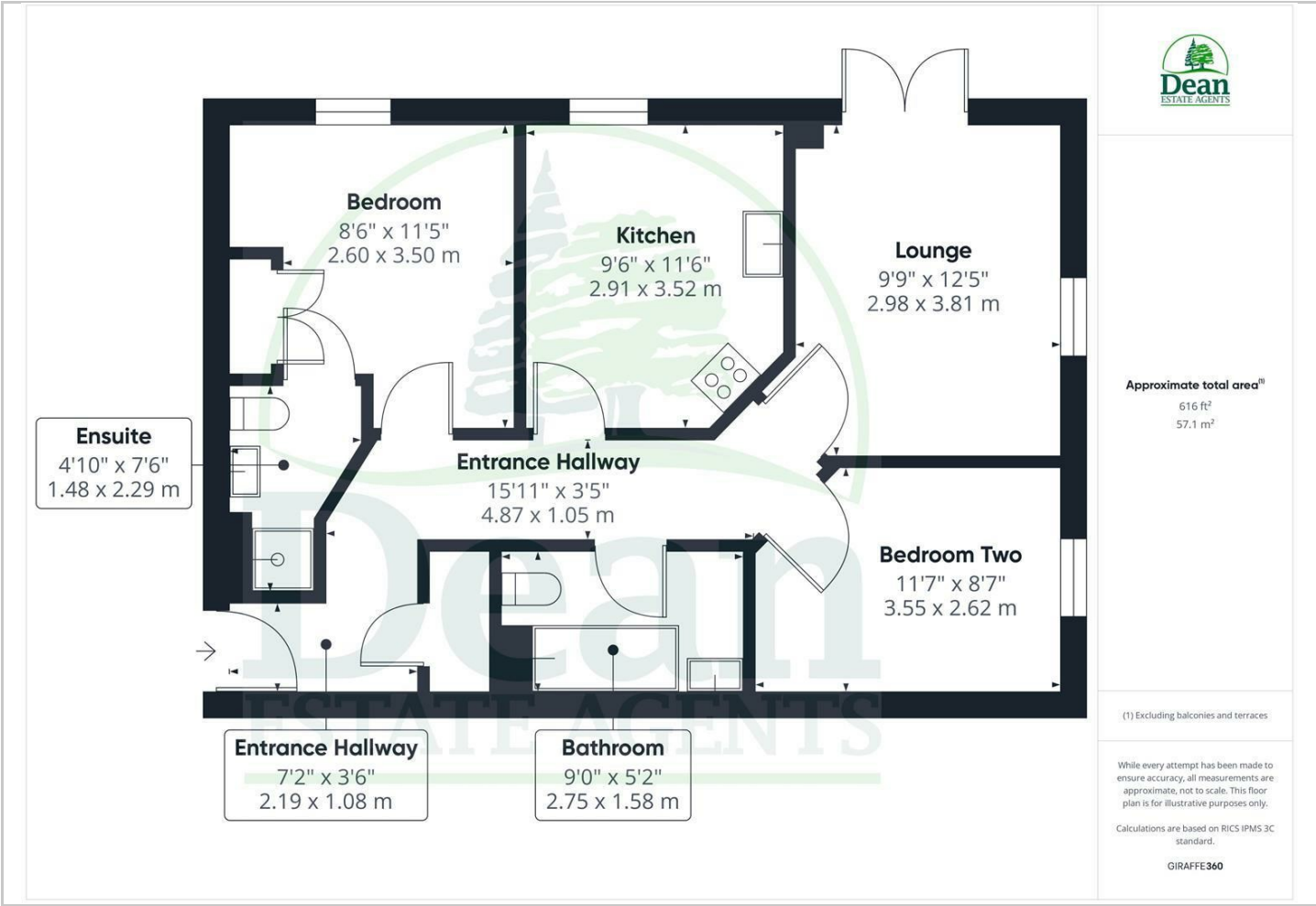
Hybrid Map



Terrain Map



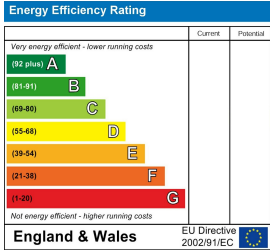
Floor Plan



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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