



## 6 Ridler Road

Lydney, GL15 5BJ

£170,000



**\*\*NO ONWARD CHAIN\*\*** Dean Estate Agents offers For Sale this property situated on Ridler Road in Lydney. It is a three-bedroom semi-detached house which presents an opportunity for a family to make it their own. Features include an enclosed rear garden and off-road parking.



#### Entrance Hallway:

11'8" x 6'9" (3.58m x 2.08m)

Door leading to kitchen and staircase to first floor landing.

#### Kitchen:

8'11" x 12'3" (2.72m x 3.74m)

Window to rear aspect, leading through to the dining room & lounge. Door to side porch.

#### Dining Room:

8'9" x 9'4" (2.67m x 2.87m)

Window & door to rear garden, radiator & power points.

#### Lounge:

11'7" x 14'10" (3.55m x 4.53m)

Large UPVC double glazed window to front aspect, radiator, power points.

#### Side Porch:

13'4" x 2'9" (4.08m x 0.86m)

W.C & storage/workshop.

#### Bedroom One:

11'7" x 11'10" (3.54m x 3.61m)

Window to front aspect, radiator, power points, storage cupboard.

#### Bedroom Two:

8'10" x 11'10" (2.70m x 3.63m)

Window to rear aspect, radiator, power points, storage cupboards.

#### Bedroom Three:

8'7" x 9'10" (2.64m x 3.02m)

Window to front aspect, radiator, power points.

#### Bathroom:

5'6" x 7'10" (1.69m x 2.41m)

Window to rear aspect.

#### Outside:

Enclosed rear garden, laid to lawn & decking, side access to workshop/storeroom.

To the front – off road parking/driveway for 2-3 vehicles.





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Leasehold Property: 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

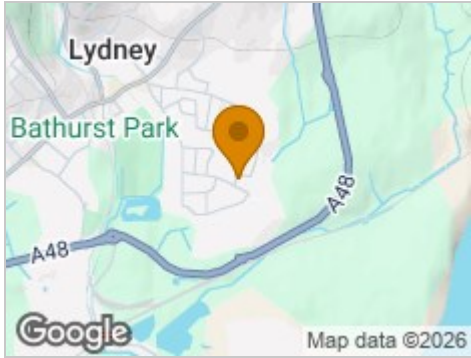
Road Map



Hybrid Map



Terrain Map



Floor Plan

Floor 0

Floor 1

**Approximate total area<sup>1</sup>**

1012.23 ft<sup>2</sup>  
94.04 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

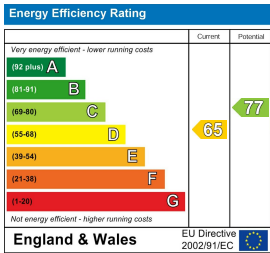
Calculations are based on RICS IPMS 3C standard.

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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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