



## 9 Kimberley Drive Lydney, GL15 5AD

£299,950



**\*Being Sold With No Onward Chain\*** This spacious two-bedroom bungalow is situated in a highly sought-after area of Lydney and boasts well-maintained, established gardens.

The property offers a generous lounge, two double bedrooms, a spacious kitchen, a separate utility room, and a modern wet room.

Outside, the home benefits from a detached garage, ample off-road parking, and a wrap-around garden mainly laid to lawn, complemented by mature shrubs and attractive flower borders.

This property is situated in a convenient and sought after location close to Lydney Town. The Town Centre of Lydney, gives easy access to local shops and supermarkets, doctors surgery's, public houses and restaurants, leisure centre with swimming pool, gym etc, train station and local bus routes, Church's & Chapels, Primary Schools & Senior School. Easy access to Chepstow, Bristol, Gloucester, M5 & M4. Being situated in the Forest of Dean, Gloucestershire, there are many Woodland Walks, Woodland Cycle Tracks, River Walks & Lovely Countryside and much more.



#### Entrance Hallway:

Spacious entrance hall, fitted carpet, radiator, storage cupboard, ceiling light, power points and doors to all other rooms.

#### Kitchen:

12'4" x 10'0" (3.78m x 3.05m)

Rear aspect windows UPVC windows, fitted with a range of wall, base and drawer units, stainless steel sink and drainer with tiled splashback, space for freestanding cooker, power points and ceiling light.

#### Lounge:

18'0" x 12'0" (5.51m x 3.68m)

Front and side aspect UPVC double glazed windows, feature fireplace with electric fire, radiator, fitted carpet, power points.

#### Bedroom One:

12'9" x 10'5" (3.91m x 3.18m)

Front aspect UPVC double glazed window, radiator, fitted carpet, ceiling light and power points.

#### Bedroom Two:

12'5" x 9'10" (3.81m x 3.02m)

Currently utilised as a dining room. Rear aspect UPVC double glazed window, fitted carpet, radiator, ceiling light and power points.

#### Wet Room:

8'3" x 6'11" (2.54m x 2.13m)

Electric shower with tiled splash back, pedestal wash basin, low level W.C, side aspect UPVC double glazed window, radiator, extractor fan and ceiling light.

#### Utility/Rear Porch:

8'0" x 4'7" (2.46m x 1.42m)

Space and plumbing for an automatic washing machine, space for a tumble dryer, vinyl flooring, wall light and power points. Door leading to the garden.

#### Garage:

16'4" x 9'10" (4.98m x 3.02m)

Double wooden doors and windows to both sides.

#### Outside:

To the front of the property there is a driveway providing ample off-road parking for several vehicles.

The property sits within generous wrap-around gardens, mainly laid to lawn and complemented by established flower borders and mature shrubs. There is also a secluded patio seating area and a large garden shed.



Consumer Notes: Dean Estate Agents Ltd have prepared the information within this website/brochure with care and co-operation from the seller. It is intended to be indicative rather than definitive, without a guarantee of accuracy. Before you act upon any information provided, we request that you satisfy yourself about the completeness, accuracy, reliability, suitability or availability with respect to the website or the information, products, services, or related graphics contained on the website for any purpose. 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, although every effort is made to update photographs at the earliest opportunity. 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 retain the copyright. You must obtain permission from the owner of the images to reproduce them.

Tenanted Properties – 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.

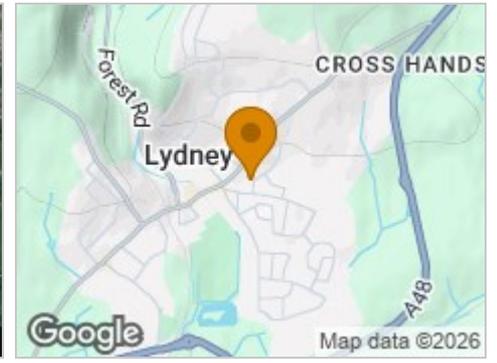
## Road Map



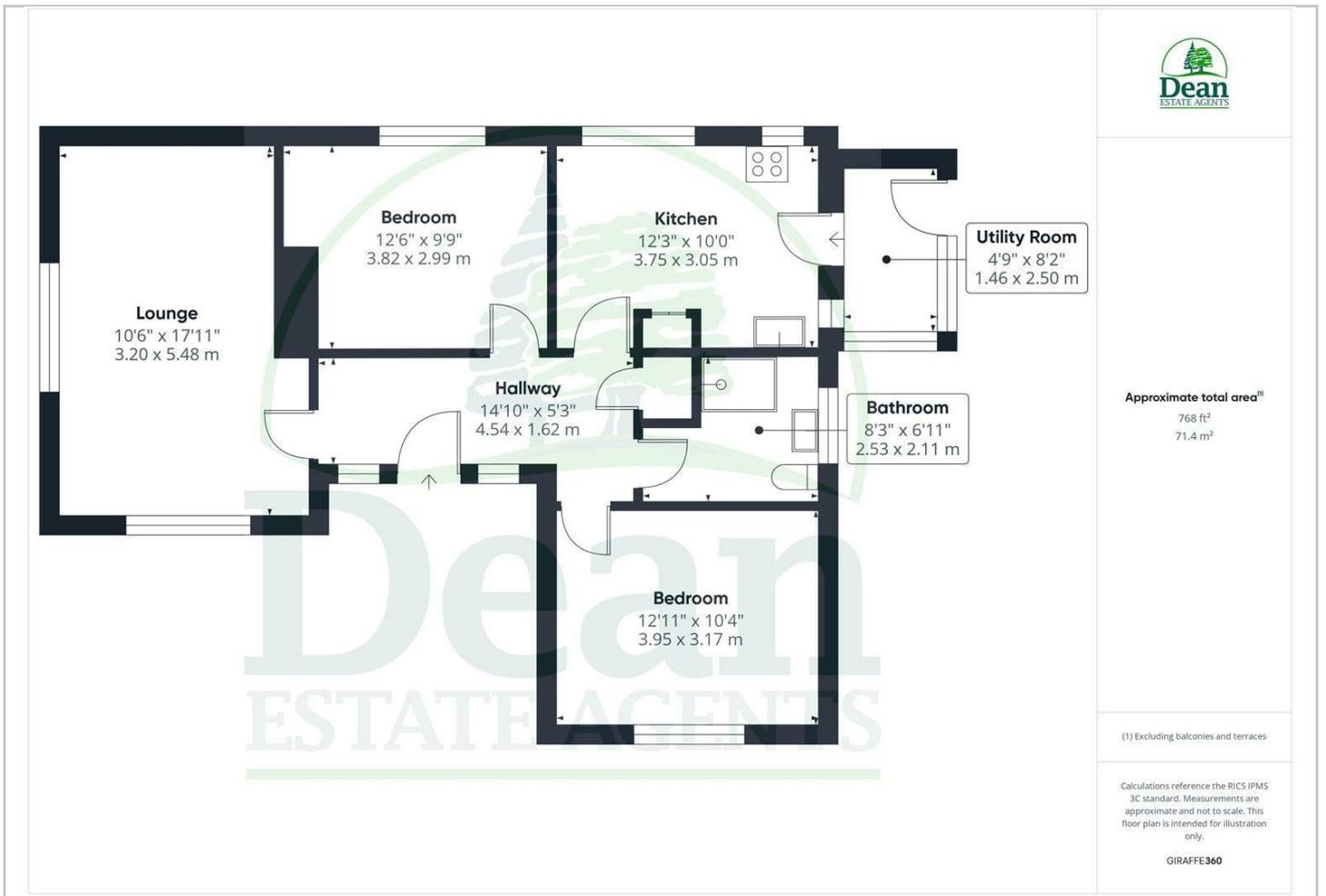
## Hybrid Map



## Terrain Map



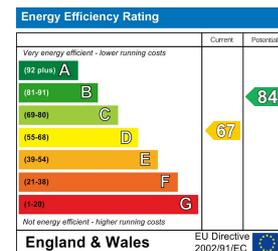
## Floor Plan



## 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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.