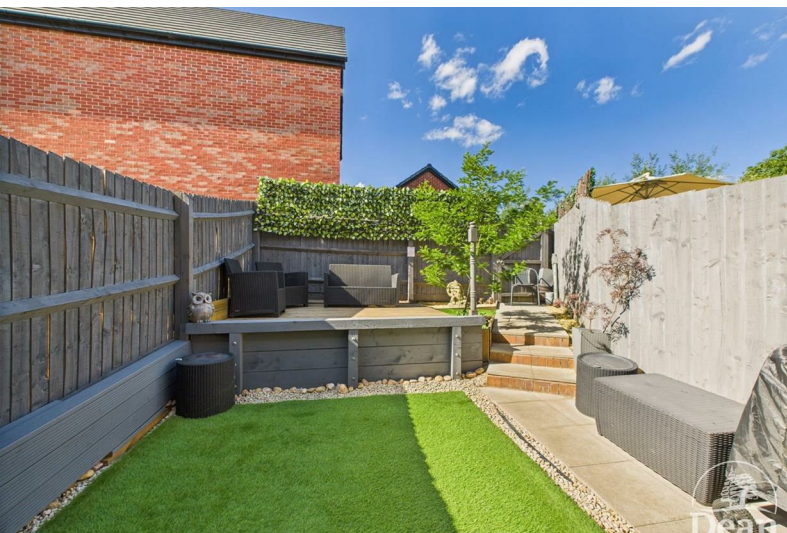




27 Duncan Drive

Lydney, Gloucestershire, GL15 5FU

£210,000



VIRTUAL TOUR AVAILABLE Located towards the end of a no through road and opposite an open park area is this immaculate two double bedroom contemporary home offered for sale. The rear gardens have been landscaped and ALLOCATED, PRIVATE off road parking for two vehicles is to the front, as edged red. This property is in very good order throughout and is located in an enviable location, must be viewed. The accommodation comprises of spacious entrance hallway with doors to the modern kitchen, handy downstairs cloakroom & bright & airy lounge/dining room leading to garden. Upstairs there are two double bedrooms and contemporary family bathroom.

The property is walking distance to the town centre which has many amenities to include independent cafes, parks, primary schools and a secondary school, shops and supermarkets.



Approached via panelled door & outside light into:

Entrance Hallway:

10'5" x 3'3" (3.19m x 1.00m)

Laminate flooring, double power point, digital controls for central heating, radiator & stairs to the first floor.

Cloakroom:

5'3" x 2'11" (1.62m x 0.90m)

With W.C., wash hand basin, radiator, UPVC double glazed window, mains consumer unit.

Kitchen:

10'4" x 5'7" (3.15m x 1.71m)

Fitted kitchen comprising of base units with drawers, wall storage cupboards, drawers, space & plumbing for washing machine & dishwasher, gas hob with extractor over, electric oven, UPVC double glazed window, sink unit, ceiling extractor unit, laminate flooring.

Lounge/Dining Room:

15'11" x 12'2" (4.86m x 3.73m)

Rear aspect with French style UPVC double glazed doors & side windows to the rear, TV aerial point, double radiator, laminate flooring, walk in cupboard, BT master point, Sky TV point.

First Floor Landing:

5'7" x 3'1" (1.72m x 0.96m)

Access to the loft space, double power point, radiator, smoke alarm.

Bedroom One:

12'2" x 9'11" (3.72m x 3.03m)

Rear aspect with UPVC double glazed window, radiator, digital controls for central heating.

Bedroom Two:

9'5" x 8'8" (2.89m x 2.66m)

Front aspect with UPVC double glazed window overlooking the park area, built in cupboard, radiator.

Bathroom:

6'9" x 5'6" (2.06m x 1.70m)

A white suite comprising of a W.C., wash basin, bath with thermostatic shower over & glass screen, tiled walls, extractor fan.

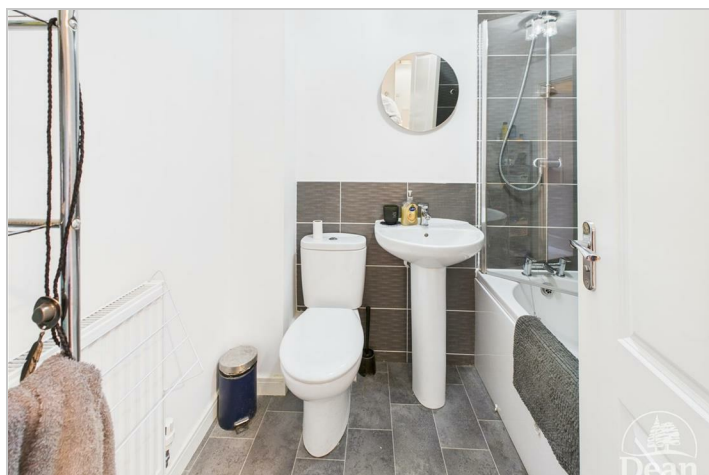
Outside:

To the front one will find two allocated and private parking spaces, outside light and an open aspect view.

The rear gardens have been landscaped with a patio, aluminum rear shelter, artificial grass, sleeper retaining walls, decked seating area, outside light and tap, rear gate, fenced boundaries.

Agent's Note:

Estate Management charges apply, please enquire for more information.



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.

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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.

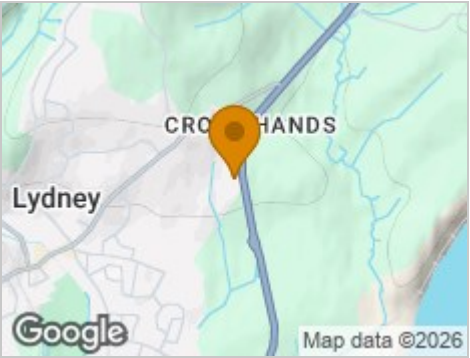
Road Map



Hybrid Map



Terrain Map



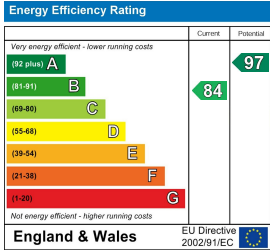
Floor Plan



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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