



## Albert Street

Lydney, Gloucestershire, GL15 5LX

£240,000



\*\*\*VIRTUAL TOUR AVAILABLE\*\*\* Dean Estate Agents are delighted to present this fantastic family home, offered to the market with no onward chain, situated in the popular town of Lydney in the Forest of Dean.

Conveniently located within walking distance of supermarkets, independent shops, cafés, public houses and the town's picturesque boating lake, the property also benefits from excellent transport links, including nearby train and bus stations.

The accommodation comprises a spacious lounge/dining room, a modern kitchen and a convenient cloakroom on the ground floor. Upstairs, there are three well-proportioned bedrooms and a family bathroom, while the attic has been converted to provide an additional bedroom.

Externally, the property offers off-road parking and a generous front garden, mainly laid to lawn.



Approached via a UPVC double glazed door into:

#### Entrance Hallway:

14'11" x 2'10" (4.56m x 0.88m)

Smoke alarm, double panelled radiator, door to lounge/dining room, stairs to first floor landing.

#### Lounge/Dining Room:

24'5" x 11'3" (7.46m x 3.43m)

Double panelled radiators, UPVC double glazed window to front, UPVC double glazed door to rear, understairs storage cupboard, TV point, power & lighting, door to kitchen.

#### Kitchen:

13'8" x 8'4" (4.17m x 2.56m)

A range of base, wall and drawer units, integrated oven, 4 ring gas hob, space & plumbing for washing machine, stainless steel sink with drainer unit, combi boiler, mains consumer unit, UPVC double glazed windows, UPVC double glazed door to rear, double panelled radiator, smoke alarm, power & lighting.

#### Cloakroom:

7'1" x 2'11" (2.18m x 0.90m)

Pedestal sink, W.C., extractor fan, lighting, double panelled radiator.

#### First Floor Landing:

13'1" x 2'3" (3.99m x 0.70m)

Doors to bathroom, bedrooms & stairs to second floor, smoke alarm, power & lighting.

#### Bedroom One:

14'2" x 8'7" (4.34m x 2.63m)

UPVC double glazed window, double panelled radiator, tv point, power & lighting.

#### Bedroom Two:

10'1" x 8'10" (3.08m x 2.71m)

UPVC double glazed window, double panelled radiator, TV point, power & lighting.

#### Bedroom Four:

11'2" x 5'10" (3.41m x 1.79m)

UPVC double glazed window, double panelled radiator, power & lighting.

#### Bathroom:

8'6" x 8'2" (2.60m x 2.49m)

White panelled bath, pedestal sink, W.C., walk in shower with glass sliding doors, heated towel rail, UPVC double glazed window, extractor fan, loft access, lighting.

#### Second Floor Bedroom:

17'1" x 10'11" (5.23m x 3.33m)

Double panelled radiator, power points, TV point, double glazed velux window, smoke alarm.

### Outside:

To the front of the property is a lawned section with wall and fenced boundaries.

To the rear of the property is parking for one vehicle, outside tap, outside light and storage for bins.

### Agent's Note:

Some of these images have been AI-generated for illustrative purposes and may not accurately represent real-life appearances or features. While it provides a visual concept, actual details may vary.



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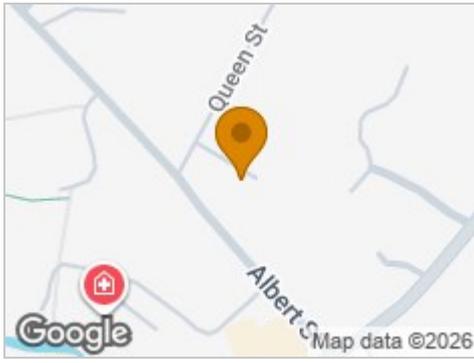
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You may also incur fees for items such as leasehold packs and, in addition, you will also need to check the remaining length of any lease before you complete a mortgage application form. Please ask a member of our team for any help required before committing to purchase a property and incurring expense.

## Road Map



## Hybrid Map



## Terrain Map



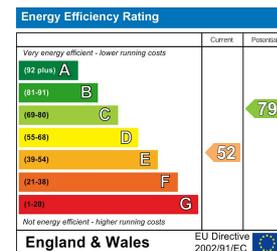
## Floor Plan



## 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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