

**Dean**  
ESTATE AGENTS



51 Church Road  
, Lydney, GL15 5EH  
£195,000

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\*\*\*VIRTUAL TOUR AVAILABLE\*\*\* Take a look at this FULL RENOVATION opportunity conveniently situated a short walking distance from Lydney Town centre.

The property benefits from three bedrooms, two reception rooms and extensive rear gardens.

MUST BE VIEWED!!!



Entrance Hallway:  
13'6 x 3'2 (4.11m x 0.97m)

Living Room:  
12'5 x 11'6 (3.78m x 3.51m )

Kitchen:  
11'8 x 7'9 (3.56m x 2.36m)

Dining Room:  
10'9 x 9'3 (3.28m x 2.82m)

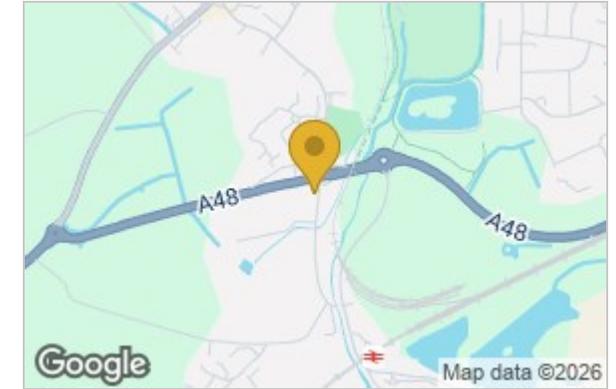
Bedroom One:  
12'5 x 14'0 (3.78m x 4.27m)

Family Bathroom:  
11'4 x 7'9 (3.45m x 2.36m)

Bedroom Two:  
12'3 x 9'5 (3.73m x 2.87m)

Bedroom Three:  
8'0 x 5'4 (2.44m x 1.63m)

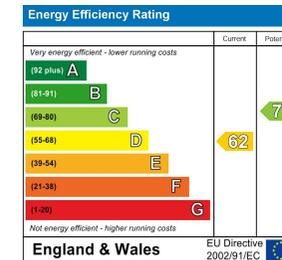
## Area Map



## Floor Plan



## 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.

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