



## 15 Ash Close Lydney, GL15 5NE

£300,000



\*\*\*VIRTUAL TOUR AVAILABLE \*\*\*This spacious three-bedroom detached house is now on the market, located a short distance from Lydney town, this could be the home for you.

The property benefits a modern kitchen, separate utility room, sizeable lounge/diner and three well sized bedrooms.

The off-road parking is generously situated to the front of the property ensuring convenience for you and your guests. The south-west facing rear garden is a true gem, offering a sun-drenched retreat for relaxation or entertaining. Whether you wish to enjoy a quiet afternoon in the sun or host a lively barbecue, this garden is sure to meet your needs with far reaching views of the river.

Don't miss the opportunity in making this house your home.



#### Entrance Porch:

4'7" x 3'4" (1.40 x 1.04)

UPVC front door and window to side access, door to the kitchen and lighting.

#### Hallway:

5'8" x 5'2" (1.74 x 1.59)

Double panelled radiator, power and lighting, stairs to the first floor landing, door to the utility room, under stair storage.

#### Kitchen:

15'5" x 7'8" (4.71 x 2.36)

UPVC window to front aspect, a wall mounted radiator, wall and base units, four ring gas cooker, oven, sink with drainer unit, extractor fan, power and spotlights, wooden flooring throughout, fuse board, fire alarm, an integrated fridge, an integrated dishwasher, door to the hallway.

#### Utility Room:

7'5" x 9'6" (2.28 x 2.92)

UPVC door and window to the rear, sink, built in base and wall units, radiator, power and drainage for a washing machine, fire alarm.

#### Lounge/Dining Room:

24'4" x 10'6" (7.43 x 3.22)

UPVC window to rear aspect, two vertical wall mounted radiators, power and lighting, UPVC window to front aspect, door to the hallway, internet point, TV point.

#### First Floor Landing:

5'8" x 3'5" (1.75 x 1.06)

Lighting, fire alarm, doors to the bedrooms and bathroom, loft access.

#### Bedroom One:

13'8" x 9'10" (4.18 x 3.02)

A large UPVC window to front aspect, radiator, power and lighting.

#### Bedroom Two:

10'7" x 9'10" (3.25 x 3.02)

Power and lighting, large UPVC window to the rear aspect.

#### Bedroom Three:

10'5" x 8'11" (3.18 x 2.72)

Power and lighting, UPVC window to front aspect, radiator.

#### Bathroom:

7'9" x 8'11" (2.37 x 2.72)

Extractor fan, large walk-in shower, spotlights, wash hand basin with under storage cupboards, bathtub, UPVC windows, W.C., heated towel rail, tiled walls.

#### Outside:

As you approach the sunny South-West facing rear garden you are met with a great view to the left, a stone patio from the utility room with steps leading you to the laid to lawn section. The property benefits from side access to the garden, outdoor taps, outdoor lighting and outdoor power points.



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## Road Map



## Hybrid Map



## Terrain Map



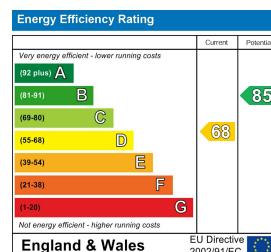
## Floor Plan



## 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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