



## Morcroft Place Whitecroft, Lydney, GL15 4RJ

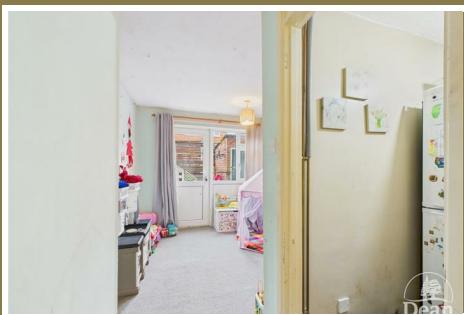
£250,000

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\*\*\*VIRTUAL TOUR AVAILABLE\*\*\* Dean Estate Agents are proud to offer to the market this sizeable three bedroom semi-detached property. The property offers two reception rooms, two double bedrooms and plenty of storage, perfect for a family home.

The property offers close links to Lydney town centre being only 2.5 miles away! Don't miss out on the opportunity to make this charming property in Whitecroft your own. Book a viewing today and start envisioning the wonderful memories you could create in this lovely home.



Approached via pathway leading from road:

#### Entrance Hallway:

2'11 x 14'8 (0.89m x 4.47m)

Power and lighting, cupboard housing boiler and shelved pantry storage cupboard.

#### Kitchen:

7'2 x 8'5 (2.18m x 2.57m)

Range of base and eye level units, space for oven and washing machine, sink with drainer and UPVC double glazed window to rear.

#### Dining Room:

10'0 x 8'4 (3.05m x 2.54m)

Spacious dining room with UPVC part glazed door to rear garden, single panelled radiator and large storage cupboard with power and lighting.

#### Living Room:

11'4 x 11'8 (3.45m x 3.56m)

Single panelled radiator, UPVC double glazed window to front aspect.

#### First Floor Landing:

5'9 x 11'4 (1.75m x 3.45m)

Power and lighting. Access to loft and two storage cupboards.

#### W/C:

2'10 x 5'3 (0.86m x 1.60m)

W/C and UPVC frosted double glazed window to rear.

#### Bathroom:

5'2 x 5'3 (1.57m x 1.60m)

Wash hand basin, bath, single panelled radiator and UPVC frosted double glazed window to rear.

#### Bedroom One:

8'10 x 13'7 (2.69m x 4.14m)

Large double bedroom, double panelled radiator and UPVC double glazed window to rear.

#### Bedroom Two:

8'8 x 9'6 (2.64m x 2.90m)

UPVC double glazed window to front aspect, double panelled radiator.

## Bedroom Three:

8'6 x 6'6 (2.59m x 1.98m)

UPVC double glazed window to front aspect, double panelled radiator and shelve storage cupboard.

## Outside:

The front of the property offers a small lawned area with side access to the rear. The rear garden has been landscaped with tiered decking area and offers a shed.



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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



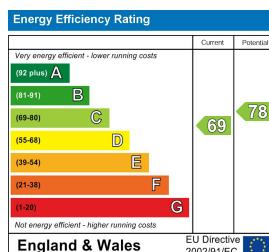
## Floor Plan



## 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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