



## Regent Street

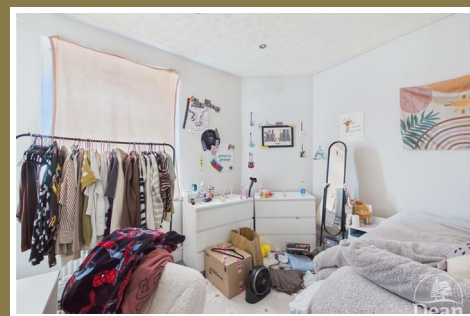
Lydney, GL15 5RL

£190,000



\*\*\*VIRTUAL TOUR AVAILABLE\*\*\* Take a look at this sizeable two-bedroom semi-detached property perfect for First Time Buyers or Investors!

Situated within a short walk of Lydney Town Centre and the community. This house presents a fantastic opportunity for those looking to put their own stamp on a property. In need of modernisation, this home allows you to unleash your creativity and transform it into your dream living space.



#### Approached via:

Shared pathway to UPVC part double glazed front door.

#### Entrance Hallway:

3'0 x 2'10 (0.91m x 0.86m)

Stairs to first floor and single panelled radiator.

#### Kitchen / Diner:

10'11 x 12'6 (3.33m x 3.81m)

Range of base and eye level units, integrated oven and electric hob, space for fridge/freezer, space for washing machine and two bowl sink with drainer. Large UPVC double glazed window to side aspect, wall mounted boiler and double panelled radiator.

#### Living Room:

12'9 x 12'5 (3.89m x 3.78m)

Spacious and bright living space with feature fireplace and surround, TV and WIFI point, double panelled radiator and two large UPVC double glazed windows to front and side aspect.

#### First Floor Landing:

7'4 x 2'9 (2.24m x 0.84m)

UPVC double glazed window to side aspect and single panelled radiator.

#### Bedroom Two:

11'0 x 9'4 (3.35m x 2.84m)

UPVC double glazed window to side aspect, storage cupboard and single panelled radiator.

#### Bathroom:

4'5 x 8'10 (1.35m x 2.69m)

Frosted UPVC double glazed window, heated towel rail, W/C, bath with shower over and free standing wash hand basin.

#### Bedroom One:

8'10 x 12'1 (2.69m x 3.68m)

Two UPVC double glazed window to front and side aspect and double panelled radiator.

#### Outside:

Maintainable laid to lawn garden with access to front driveway.

#### Agents Note:

The neighbouring property does have a Right of Way over the pathway of his property to access their rear garden.



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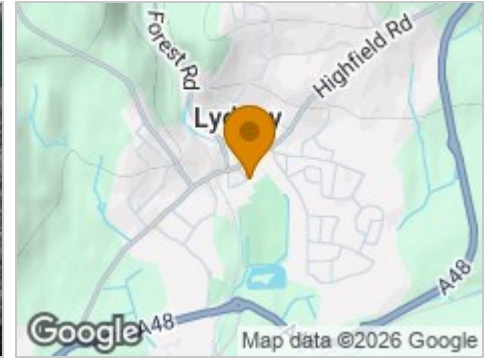
## Road Map



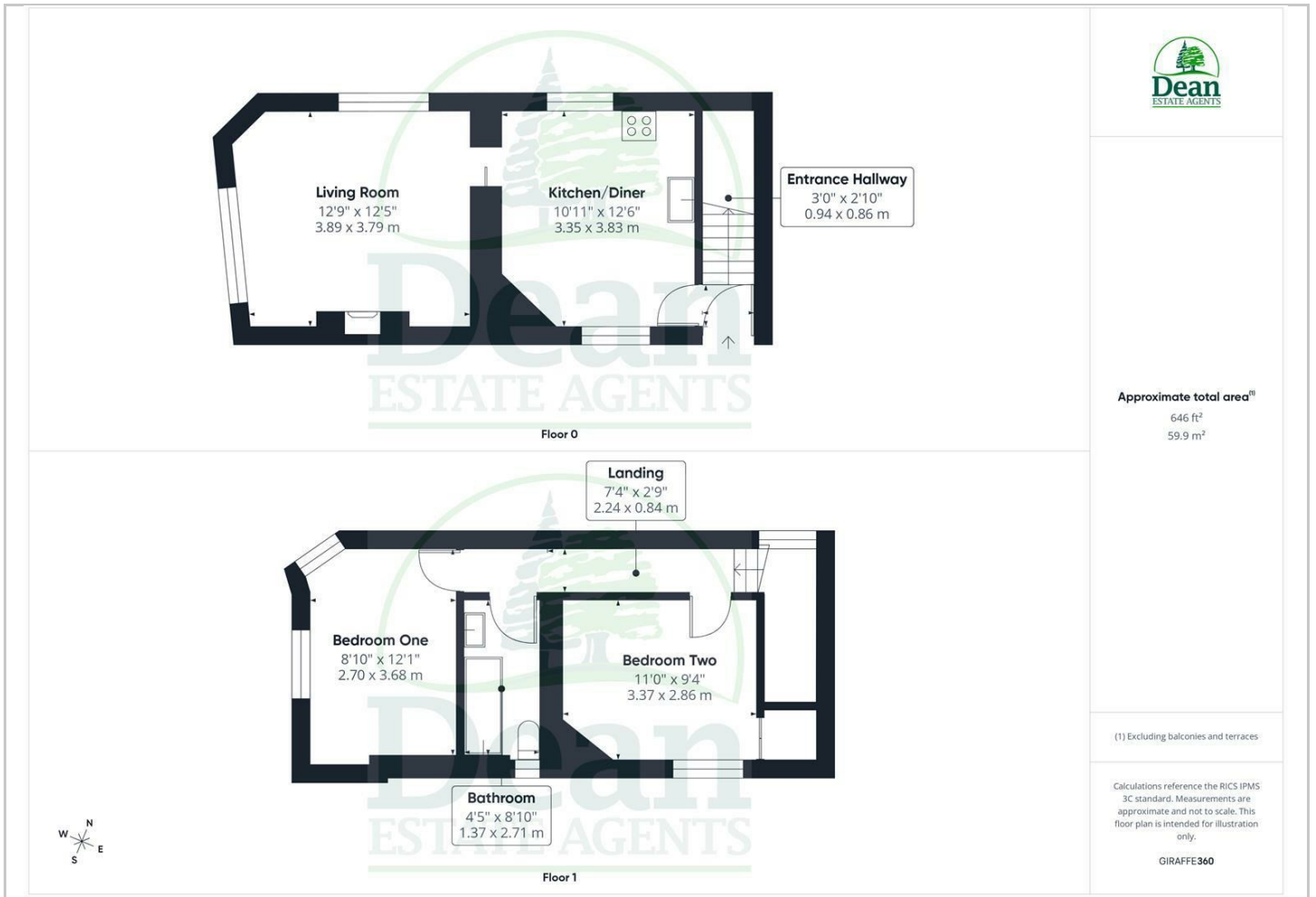
## Hybrid Map



## Terrain Map



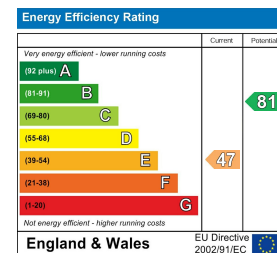
## Floor Plan



## 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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