



Garlands Road

Alvington, Lydney, GL15 6BB

£299,950



*****NO ONWARD CHAIN & STUNNING PRESENTATION***** With three bedrooms and a large corner plot garden is this most well presented family home having the benefit of an extended kitchen through to a family/dining room. The lounge hosts room for a dining area with French doors out to the gardens, there is also oil central heating and double glazed windows further complimenting this super family home.

The gardens to the rear host a quality and well laid porcelain patio overlooking the gardens, the included hot tub makes the garden a perfect place to relax, further side/storage gardens with a gate to the front aspect. This property must be viewed to appreciate the overall quality.

The village of Alvington has two public houses, a petrol station and plenty of countryside walks. The town of Lydney is nearby with further amenities to include supermarkets, cafes, primary and secondary schools, takeaways and parks.



The property is approached via a UPVC panelled door to the entrance hallway.

Entrance Hallway:

11'1" x 5'11" (3.38m x 1.82m)

Tiled flooring, stairs to the first floor, electric underfloor heating, BT point, understairs storage space, doors to the lounge & kitchen.

Lounge/Dining Room:

22'8" x 9'1" (6.91m x 2.77m)

Dual aspect with a large UPVC double glazed window to the front, double glazed doors to the rear gardens, feature inset wall for TV mounting and electric log flame fire below, coved ceiling, laminate flooring, BT point, two radiators.

Kitchen:

11'1" x 8'3" (3.39m x 2.52m)

Rear aspect with a contemporary fitted kitchen comprising of base units, deep pan drawers, worktop surfaces, Neff induction electric hob with extractor fan over, Neff electric oven with Bosch microwave over, deep bowl sink unit with flexi hose tap over, integrated dishwasher, built in larder style cupboard with sliding shelves, recess ceiling lights, breakfast bar, tiled flooring, electric underfloor heating, UPVC double glazed window, kickboard LED lighting.

Dining Area:

15'1" x 8'2" (4.60m x 2.50m)

Having French style UPVC double glazed doors, recess ceiling lights, tiled flooring, floor to ceiling store cupboards with integrated washing machine, large fridge and separate freezer.

First Floor Landing:

8'8" x 5'11" (2.66m x 1.81m)

Access to the loft space, smoke alarm, UPVC double glazed window to the side, linen cupboard.

Bedroom One:

12'4" x 10'2" (3.76m x 3.11m)

Front aspect with UPVC double glazed window, coved ceiling, TV aerial lead, radiator.

Bedroom Two:

10'11" x 9'10" (3.35m x 3.01m)

Rear aspect UPVC double glazed window, radiator, coved ceiling and TV aerial lead.

Bedroom Three:

7'11" x 6'1" (2.43m x 1.86m)

Front aspect with UPVC double glazed window, radiator, coved ceiling, built in cupboard, TV aerial lead.

Bathroom:

8'1" x 5'4" (2.48m x 1.64m)

A modern white suite comprising of a bath with thermostatic shower over, tiled walling, recess ceiling lights, W.C., vanity wash hand basin, UPVC double glazed obscured windows to the side and rear aspects, heated towel rail, tiled walling, extractor fan.

Outside:

To the front are lawned gardens with shrubs, path to the entrance door, outside lights and part wall/fenced boundaries.

The rear gardens are private and fully enclosed. One will find a stunning porcelain patio to the immediate rear of the house with a hot tub (included in sale), outside lighting, external power supply, lawns, shrubs and trees, seasonal flowering plants, fenced boundaries, wooden shed, side gravelled gardens which offers pedestrian access via a wooden gate to the both the front and rear.



Consumer Notes: Dean Estate Agents Ltd have prepared the information within this website/brochure with care and co-operation from the seller. It is intended to be indicative rather than definitive, without a guarantee of accuracy. Before you act upon any information provided, we request that you satisfy yourself about the completeness, accuracy, reliability, suitability or availability with respect to the website or the information, products, services, or related graphics contained on the website for any purpose.

These details do not constitute any part of any Offer, Contract or Tenancy Agreement.

Photographs used for advertising purposes may not necessarily be the most recent photographs, although every effort is made to update photographs at the earliest opportunity. Any reliance you place on such information is therefore strictly at your own risk. All photographic images are under the ownership of Dean Estate Agents Ltd and therefore Dean Estate Agents retain the copyright. You must obtain permission from the owner of the images to reproduce them.

Tenanted Properties – we are not always able to show the most recent condition of a property due to tenants' privacy and we may choose to show the photographs of the property when it was last vacant to at least allow clients some idea of the internal condition. Therefore, we would of course, urge you to view before making any decisions to purchase or rent the property and before any costs.

Energy Performance Certificates are supplied to us via a third party and we do not accept responsibility for the content within such reports.

PRC Certificates – Some ex-local authority properties have been repaired in recent years using the PRC Scheme wherein a certificate has been produced by a qualified property engineer. This certificate does not imply the suitability for a mortgage approval and you must satisfy yourself of the work carried out that may meet your lenders criteria.

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

Floor 0

Floor 1

Approximate total area¹

959 ft²
89.2 m²

Reduced headroom

13 ft²
1.2 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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



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 firms employment has the authority to make or give any representation or warranty in respect of the property.