



Morcroft Place Whitecroft, Lydney, GL15 4RJ

£250,000



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.



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 Property – 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



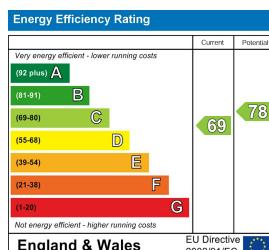
Floor Plan



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.