FREEHOLD

£375,000



26 ALLASTON ROAD, LYDNEY, GLOUCESTERSHIRE, GL15 5ST

- THREE BEDROOMS
- CONSERVATORY
- GARAGE
- GAS CENTRAL HEATING
- LARGE GARDENS
- LOUNGE
- UTILITY ROOM
- KITCHEN/DINER
- DOUBLE GLAZING
- SUMMERHOUSE

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WE ARE DELIGHTED TO BRING TO THE MARKET, A THREE BEDROOMED DETACHED BUNGALOW WITH LARGE GARDENS BACKING ONTO AND SEAMLESSLY BLENDING INTO FORESTRY COMMISSION WOODLAND, PROVIDING THIS HOME WITH A RARE AND SOUGHT AFTER BACKDROP.

Lydney town offers a wide range of facilities including a variety of Shops, Banks, building societies and supermarkets, as well as a Sports Centre, Golf Course, Hospital, Doctors surgeries, Train Station, Primary and Secondary Schools.

A wider range of facilities are also available throughout the Forest of Dean including an abundance of woodland and river walks. The Severn crossings and M4 towards London, Bristol and Cardiff are easily reached from this area along with the cities of Gloucester and Cheltenham for access onto the M5 and the Midlands.

Entrance door to -

Hall: Built-in cupboard, radiator, access to loft where the gas boiler is located, providing central heating and domestic hot water.

Lounge: 12' 6" x 11' 10" (3.8m x 3.6m), Window to front, radiator, gas fire in fireplace.



Kitchen/Diner: 16' 9" x 9' 2" (5.1m x 2.8m), Fitted at wall and base level, sink unit, tiled splash-backs, tiled floor, breakfast bar, under unit lighting, window to side, door to -



Conservatory: 14' 1" x 10' 6" (4.3m x 3.2m), Three quarter glazed construction, overlooking the gardens with storage under, tiled floor, roof vents, radiator.

Utility Room: Plumbing for automatic washing machine, plumbing for dishwasher, space for tumble dryer, door to outside.

Bedroom One: 12' 6" x 11' 6" (3.8m x 3.5m), Window to front, radiator.

Bedroom Two: 10' 6" x 9' 4" (3.2m x 2.85m), Window to rear, radiator.

Bedroom Three: 7' 7" x 6' 7" (2.3m x 2m), Window to front, radiator.

Bathroom: Vanity wash hand basin, W.C., panelled bath, tiled splash-back, window, towel rail radiator. Separate shower cubicle with shower, tiling to walls, towel rail radiator.

Outside: To the front, mature, formal gardens with brick pavia driveway to the garage. The rear is of excellent size, approximately 120 ft. X 90 ft. and has large gravelled areas, garden shed, summerhouse, a mature arboretum adjacent to and blending into, Forestry commission woodland.

Services: All main services connected to the property. The heating system and services where applicable have not been tested.



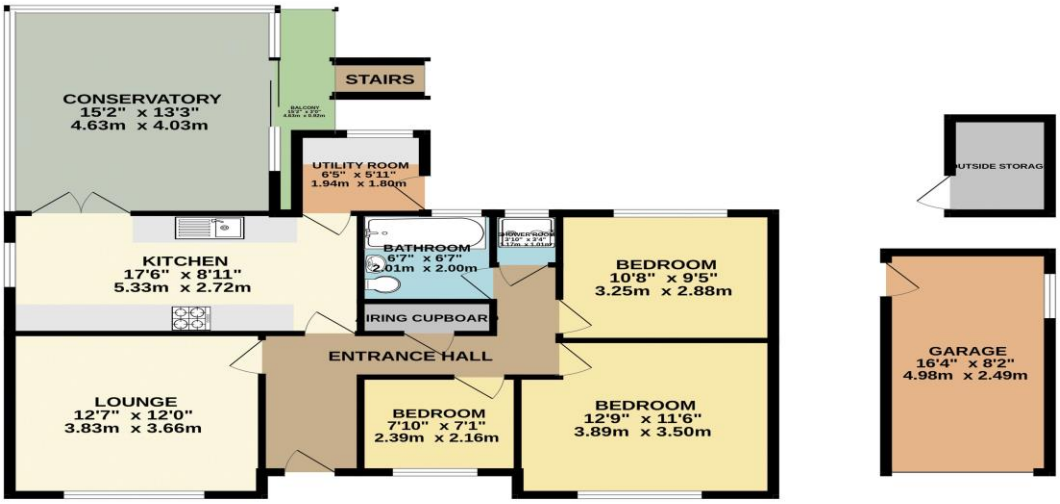






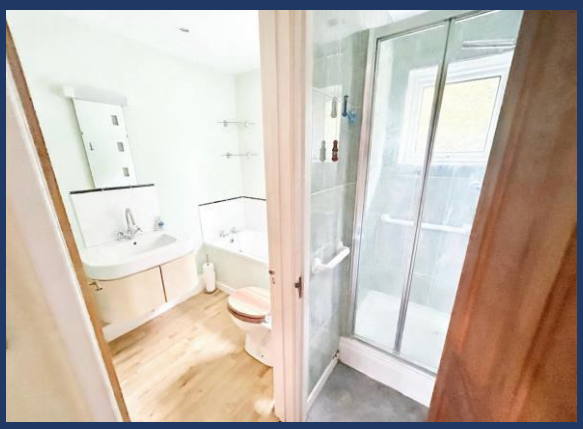
IMPORTANT INFORMATION: All measurements are approximate. We have not tested any fittings, appliances or services within this property and cannot verify them to be in working order or within the Vendor/s ownership. We have not verified the tenure of the property, the type of construction or the condition thereof. Intending Purchasers should make appropriate enquiries through their own solicitor and surveyor etc., prior to exchange of contracts.

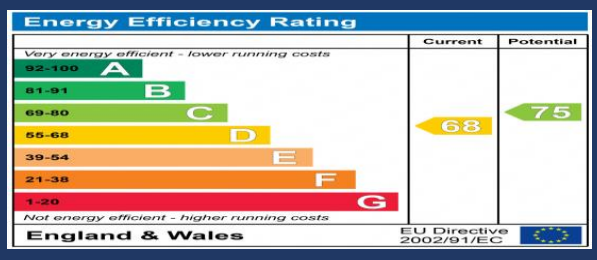
GROUND FLOOR
1194 sq.ft. (110.9 sq.m.) approx.



TOTAL FLOOR AREA : 1194 sq.ft. (110.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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