Dean
ESTATE AGENTS

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# Bledisloe Way

Lydney, GL15 5GF

£219,950

3 2 1 C





A well presented and well-proportioned three bedroom mid terraced, three-storey townhouse, benefitting from bright and spacious living accommodation throughout.

The property offers a large, light-filled lounge, three good sized bedrooms with the master benefitting from en-suite facilities, a private rear garden and off-road parking. Positioned with a pleasant outlook to the front and being sold with no onward chain.

Lydney has many amenities to include primary schools, secondary school, supermarkets, independent cafes and shops, doctors surgeries, pharmacies and parks. There are excellent transport links to the nearby towns and cities with a bus station and train station.







The property is accessed via a partly glazed UPVC door into:

## Entrance Hallway:
6'6 x 15 (1.98m x 4.57m)
Radiator, power points, stairs to first floor landing, storage cupboard and doors leading to kitchen, cloakroom and lounge.

## Kitchen:
8'10 x 9'3 (2.69m x 2.82m)
Front aspect UPVC double glazed window, range of wall, base and drawer units, built-in oven, four ring gas hob with extractor fan over, integrated fridge freezer, space and plumbing for washing machine, built-in dishwasher, radiator, power points and wall-mounted boiler.

## W.C:
8'2 x 3'6 (2.49m x 1.07m)
Close-coupled WC, wash hand basin with tiled splashback, radiator and extractor fan.

## Lounge:
16 x 14'7 (4.88m x 4.45m)
A bright and spacious room with rear aspect UPVC double glazed patio doors leading out to the garden, additional rear aspect UPVC double glazed windows and two Velux windows allowing plenty of natural light. Radiator, power points and TV points.

## First Floor Landing:
3'6 x 11'7 (1.07m x 3.53m)
Rear aspect UPVC double glazed window, power points and doors leading to:

## Bedroom Two:
8'7 x 10'7 (2.62m x 3.23m)
Front aspect UPVC double glazed window, radiator and power points.

## Bedroom Three:
8'7 x 7'8 (2.62m x 2.34m)
Rear aspect UPVC double glazed window, radiator and power points.

## Bathroom:
6'10 x 5'8 (2.08m x 1.73m)
Front aspect UPVC double glazed frosted window, panelled bath with mixer taps and shower attachment over, close-coupled WC, wash hand basin, heated towel rail, shaver point and extractor fan.

## Second Floor Landing:
5'1 x 5'6 (1.55m x 1.68m)
Rear aspect Velux window, radiator, power points and door leading to:

## Bedroom One:

11'3 x 18'10 (3.43m x 5.74m)

A spacious master bedroom with rear aspect UPVC double glazed window and front aspect patio doors opening onto a Juliet balcony, fitted double wardrobe with hanging and shelving space, radiator, power points and TV point. Door leading to:

## En-Suite:

4'2 x 7'3 (1.27m x 2.21m)

Walk-in shower with electric shower, close-coupled WC, wash hand basin with tiled splashback, radiator, shaver point and extractor fan.

## Outside:

To the front, the property benefits from off-road parking for one vehicle and a pathway leading to the entrance door.

To the rear, the garden comprises a patio and pathway area leading to a laid to lawn section, with a garden shed and rear access gate, all enclosed by fencing.









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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.

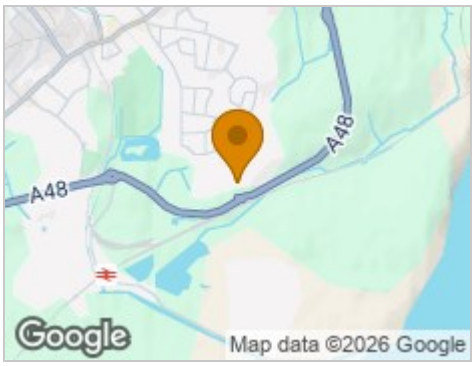
## Road Map



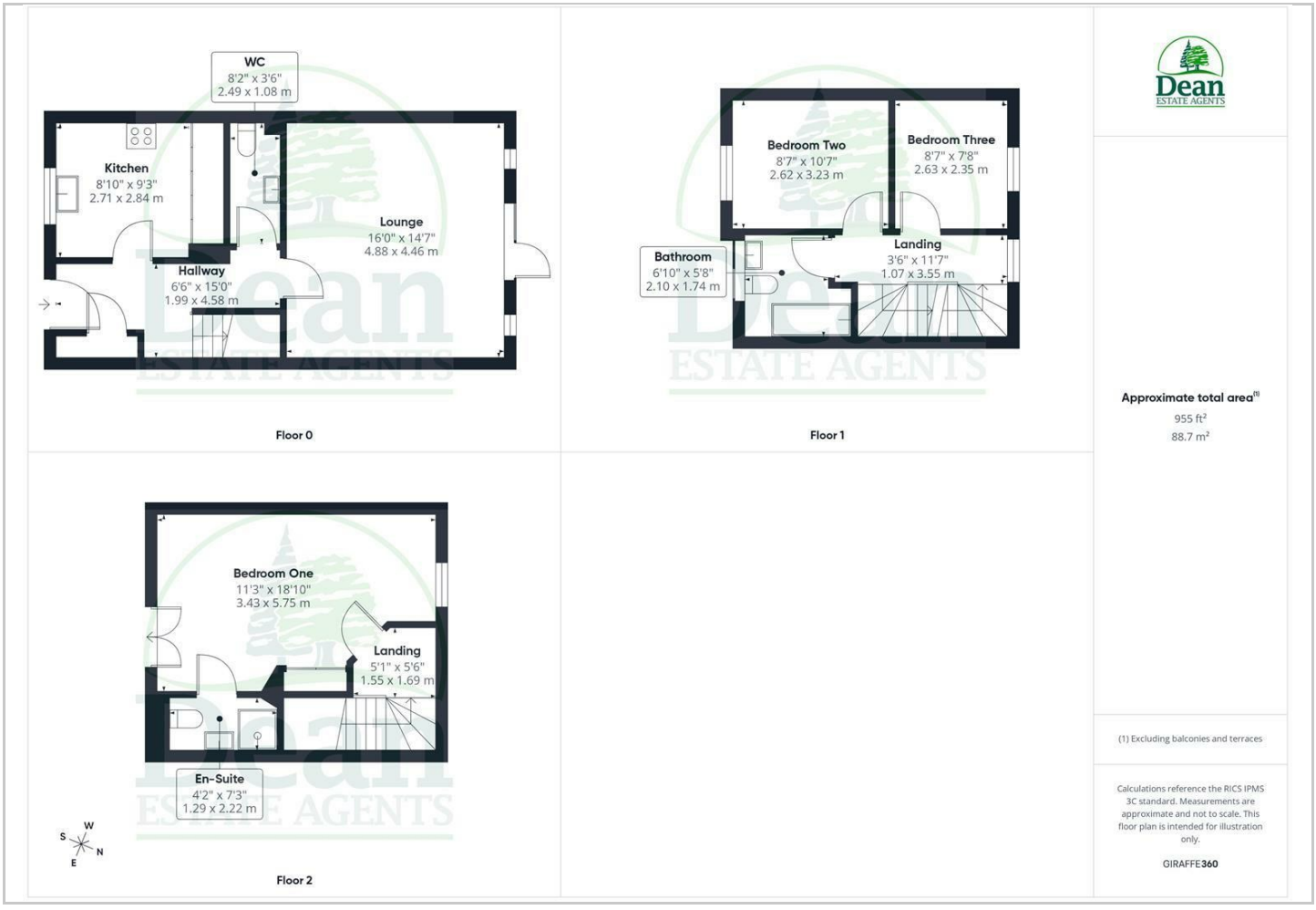

## Hybrid Map




## Terrain Map



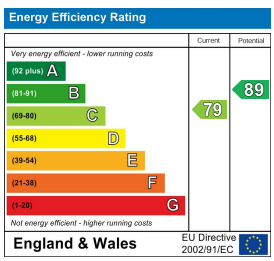

## Floor Plan




## 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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