



 **3**
Bedrooms

 **1**
Bathroom



Aroha properties are thrilled to present this this rarely available three bedroom semi-detached property that is situated in the quiet cul-du-sac of greenways on the outskirts Lydney town. This home offers off road parking, an open plan kitchen dining room and a beautiful large rear garden. Contact the sales team to book a viewing today.

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Entrance Porch

White UPVC half glazed entrance door, and double glazed window to side aspect. Tiled floor and lighting.

Entrance hallway

White UPVC frosted, double glazed door. Radiator and fitted carpet, leading to stairs and lounge.

Lounge 4.70m x 3.35m | 15'5" x 11'

Large UPVC double glazed window to front aspect, filling the room with natural light and having double radiator under. Fitted carpet and wall mounted electric fireplace. Power points and TV point. Small door to under-stairs storage. Doorway leading to Kitchen.

Kitchen | Dining Room 5.65m x 2.86m | 18'6" x 9'4"

UPVC double glazed window to rear aspect overlooking the garden. Galley style kitchen with a variety of high gloss cream base and eye level units, and wood effect roll top worksurfaces. Stainless steel sink and drainer with mixer tap. Space for free standing oven and washing machine. Tile effect vinyl flooring, and breakfast bar leading to carpeted dining room. The dining room comprises of UPVC double glazed window to rear elevation with double radiator under. Fitted carpet and power points. Kitchen doorway leading to the integral garage and rear garden.

Integral Garage 6.41m x 2.91m | 21' x 9'7"

Large integral garage with lighting and power points. Concrete flooring with garage door to front elevation. The rear of the garage leads to storage room and rear garden.

Bedroom One 3.30m x 3.13m | 10'10" x 10'3"

Double bedroom UPVC double glazed window to front aspect with single radiator under. Fitted carpet and power points.

Bedroom Two 3.51m x 2.82m | 11'6" x 9'3"

Double bedroom with UPVC double glazed window to rear aspect with single radiator under. Fitted carpet and power points.

Bedroom Three 2.44m x 2.33m 8' x 7'8"

Single Bedroom with UPVC double glazed window to front aspect. Single radiator and fitted carpet. Two storage cupboards over the bulkhead of the stairs, making the most of the space and adding additional storage.

Shower room 2.04m x 1.69m | 6'8" x 5'6"

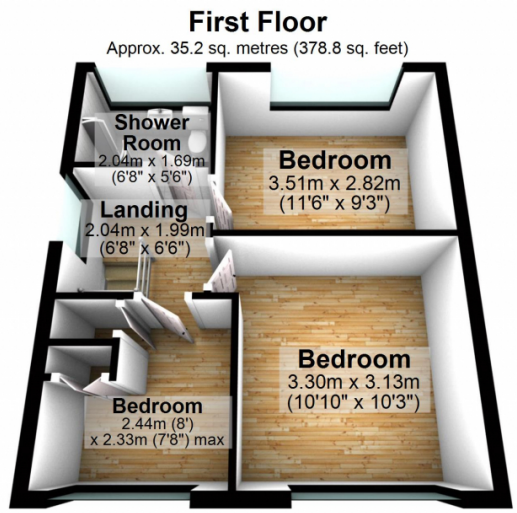
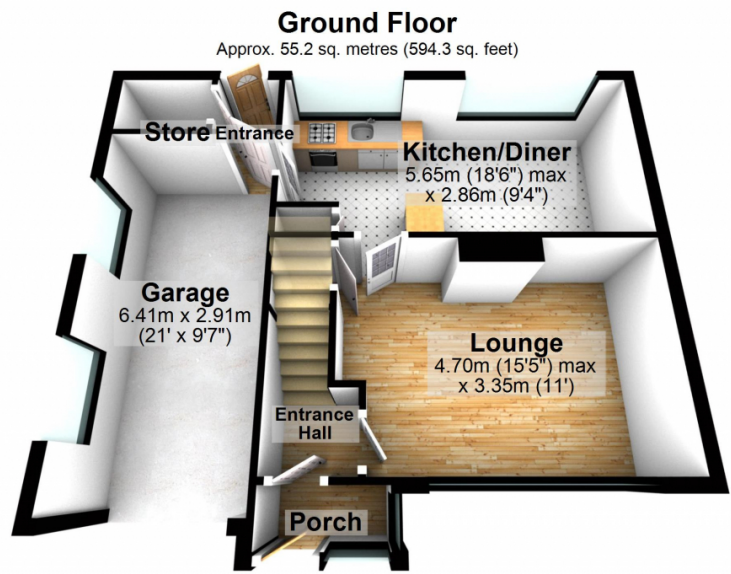
UPVC obscured double glazed window to rear aspect. Curved double shower with electric shower and fitted splash-back. Tile effect vinyl flooring. White wash hand basin with chrome effect taps and low-level w.c. Wall mounted vanity unit and glass shelf over sink. Chrome effect towel rail and Spot lighting.

Outside of the Property**To the Front**

A well maintained tarmac driveway provides off-road parking with gated side access. The remaining front garden is laid to lawn that continues to the neighboring property.

To the Rear

The large rear garden can be accessed through the integral garage and side access that leads to the patio along the width of the property. A low-level retaining wall and steps give access to the remaining open garden with a mix of patio and lawn. Various shrubs and small hedges create segments of garden with a single pathway leading to the rear. Clear wooden fence boundaries on all sides.



Total area: approx. 90.4 sq. metres (973.1 sq. feet)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		83
(69-80) C		
(55-68) D	87	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

