



Offers in the region of £250,000

TENURE : FREEHOLD

Severn Bank Avenue, Lydney, GL15 5BU

Bedrooms : 3

Bathrooms : 1

Reception Rooms : 2

Semi-Detached

Three Bedrooms

Large Kitchen

Sun Room / Conservatory

Beautiful Views

Off Road Parking

Aroha Properties are excited to offer for sale this spacious three bedroom semi-detached home in a great Lydney location. Benefiting from large kitchen/diner, conservatory, and downstairs cloakroom. With beautiful countryside views, gardens, and driveway.

Entrance Hallway

UPVC entrance door with obscured stained glass inserts. Laminate flooring and storage cupboard with shelving. Open carpeted stairwell to the first floor with storage space under. Doors leading off. Radiator and power points. Second larger storage cupboard with shelving and clothing hooks.

Lounge

Large UPVC double-glazed window to front aspect, laminate flooring, radiator, and decorative rail. Power points and a TV point.

W.C

UPVC obscured double-glazed window. Laminate flooring and radiator. Low-level W.C. and wash hand basin with tiled splashbacks.

Kitchen

Large UPVC double-glazed window to rear aspect looking out to conservatory and having countryside views. Tiled flooring with a range of base and eye-level units and drawers with pull-out storage. Intergrated cooker with gas hob and extractor over. Tiled splashbacks, sink, and drainer with mixer tap over. Space for dishwasher and integrated tall standing fridge/ freezer. Radiator and power points.

Conservatory / Utility

Stepping into the conservatory there is a utility space with plumbing for the washing machine & vent for tumble dryer, as well as shelving. The conservatory has tiled flooring, wall-mounted lighting, and a radiator. Double-glazed UPVC doors and windows look out onto the rear garden and countryside beyond. Fitted blinds and power points.

First floor Landing

Wooden banister with carpeted flooring and loft access. Deep storage cupboard housing the boiler. Wall-mounted thermostat. Doors lead off with additional airing cupboard and shelving.

Bedroom One

Large UPVC double-glazed window to front aspect and carpeted flooring. Built-in glass-fronted wardrobes with hanging rails and shelving extending across with built-in drawers and wall-mounted cupboards. Radiator and power points.

Bedroom Two

Large UPVC double-glazed window to the rear aspect overlooking the garden and countryside views. Carpeted with built-in solid wood wardrobes having hanging rails and shelving. Power points and TV point.

Bedroom Three

UPVC double-glazed window to front aspect, carpeted flooring and radiator. Over bulkhead storage cupboard, with shelving and railing. Power points and TV point.

Bathroom

UPVC obscured double-glazed window to the rear aspect. Tile effect vinyl flooring. Three piece white suite comprising of; low-level W.C, pedestal wash hand basin, and panel bath with mains shower over. Additional shower head connected to taps. Tiled walls, glazed shower screen and radiator with towel rail.

Outside

Front

Large open paved driveway with space for multiple vehicles. Spacious graveled area with mature tree. Gated side access leading to rear garden. Boundaries comprise of wooden fencing on one side and wire fence on the other.

Rear Garden

Accessed from the side of the property and via the conservatory with a raised pathway and steps that bring you down to the main garden level. A mix of stone pathways and gravel gives access to planted areas and a small pond. The garden also benefits from two sheds and a greenhouse that are located at the rear of the property on an additional lower level. Beyond the boundary are fields with mature trees, and shrubs that give you a real sense of the countryside while still being within walking distance of Lydney Town.

EPC & Floor Plan to Follow.

Aroha Properties

5 Newerne Street, Lydney, Gloucester, Gloucestershire, GL155RA

sales@arohaproperties.co.uk | 01594368200

Website: <https://aroha.globalnoticeboard.com>









