



Allaston Road

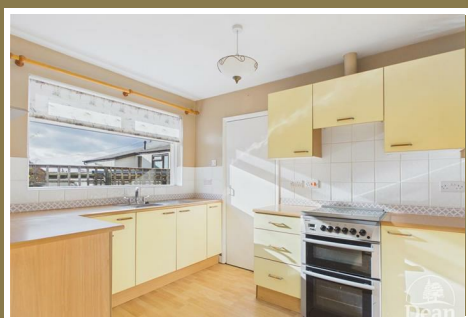
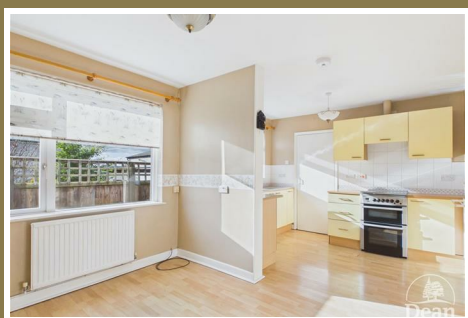
Lydney, GL15 5SS

Offers Over £335,000



VIRTUAL TOUR AVAILABLE This three bedroom detached bungalow offers spacious and versatile accommodation, with a practical layout suited to a range of buyers. The property features a welcoming entrance hallway, a generous lounge, and a kitchen with a separate dining room and useful adjoining larder. Three bedrooms are complemented by a bathroom, separate WC and an additional shower room.

Outside, the property benefits from a generous frontage providing off-road parking for several vehicles, with additional space available if required. To the rear is a particularly large and private garden, featuring lawned areas, patio seating space and established boundaries. A garage provides further useful storage or parking potential.



Entrance Hallway:

4 x 9'8 (1.22m x 2.95m)

Partially glazed UPVC entrance door with two frosted UPVC double-glazed side windows. The hallway features a radiator, side-aspect UPVC double-glazed window and useful storage cupboard fitted with shelving and coat rails. Door leading through to the lounge.

Lounge:

12'11 x 13'9 (3.94m x 4.19m)

Front-aspect UPVC double-glazed window, radiator, power points and feature gas fireplace with back boiler. Door providing access to the inner hallway.

Inner Hallway:

22'11 x 2'10 (6.99m x 0.86m)

Provides access to the remaining accommodation and benefits from a radiator, power points and a useful storage cupboard housing the hot water cylinder.

Bedroom One:

12'9 x 9'10 (3.89m x 3.00m)

Rear-aspect UPVC double-glazed window, radiator, power points and built-in wardrobes.

Bedroom Two:

10'6 x 9'10 (3.20m x 3.00m)

Side-aspect UPVC double-glazed window, radiator, power points and built-in wardrobes.

Bedroom Three:

8'9 x 9'10 (2.67m x 3.00m)

Side-aspect UPVC double-glazed window, radiator, power points and built-in wardrobe space.

Kitchen/Diner

16'6 x 10'7 (5.03m x 3.23m)

Side-aspect UPVC double-glazed window, radiator, stainless steel sink and drainer with mixer tap, and a range of wall and base units and space for cooker. Opening providing access to the adjoining larder. Opening through to the separate dining room.

Dining Area:

Side-aspect UPVC double-glazed window, radiator and power points.

Larder:

2'11 x 7'11 (0.89m x 2.41m)

Side-aspect frosted UPVC double-glazed window, space for a washing machine and power points.

W.C:

5'5 x 2'10 (1.65m x 0.86m)

Frosted UPVC double-glazed window, radiator, close-coupled WC and partially tiled walls.

Bathroom:

5'4 x 6'2 (1.63m x 1.88m)

Rear-aspect frosted UPVC double-glazed window, panelled bath with taps and shower attachment over, wash hand basin with taps, radiator, fully tiled walls and flooring.

Shower Room:

5'6 x 3'10 (1.68m x 1.17m)

Rear-aspect frosted UPVC double-glazed window, walk-in shower with overhead shower fitting, radiator, extractor fan, fully tiled walls and flooring.

Outside:

To the front of the property is a generous off-road parking area suitable for several vehicles, alongside a decorative stone-chipped area providing potential for additional parking if required. Steps lead up to the front entrance, with side access available along both sides of the property. The rear garden is a particularly appealing feature, offering a substantial and private

outdoor space with a lawned area, central patio pathway leading towards the rear, washing line and a further decorative patio area suitable for outdoor seating. The garden enjoys a good degree of privacy, further enhanced by the surrounding fencing, and also benefits from a summerhouse.

Garage:

16'10 x 8'5 (5.13m x 2.57m)

The garage is accessed via a manual up-and-over door and has power and a rear-aspect window.



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



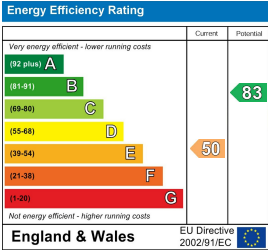
Floor Plan



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.