



FREEHOLD

£220,000



**2A OVERSTREET GREEN, LYDNEY, GLOUCESTERSHIRE, GL15
5GG**

- TWO BEDROOMS
- FITTED KITCHEN
- LOUNGE
- GAS CENTRAL HEATING AND DOUBLE GLAZING

- CONVENIENT TOWN LOCATION
- DOWNSTAIRS W.C.
- BATHROOM
- GARDEN
- OFF ROAD PARKING

www.kjtresidential.co.uk

2A OVERSTREET GREEN, LYDNEY, GLOUCESTERSHIRE, GL15 5GG

IDEAL AS A STARTER HOME, IN A POPULAR RESIDENTIAL DEVELOPMENT WITH ATTRACTIVE PARK TO FRONT AND CLOSE TO THE RAILWAY STATION AND LYDNEY DOCKS, A SPACIOUS TWO BEDROOMED SEMI-DETACHED HOUSE WITH GAS CENTRAL HEATING AND DOUBLE GLAZING.

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.

Canopied porch with entrance door to -

Hall: Radiator, stairs off.

Lounge/Diner: 14' 11" x 13' 5" (4.55m x 4.08m), French doors to garden, radiators, under-stairs storage cupboard, high quality laminate flooring.

Kitchen: 10' 0" x 5' 8" (3.05m x 1.73m), Wall and base level units providing worktop and storage space, window to front, tiled splash-backs, built-in gas hob, double oven and grill, cooker hood, built-in fridge/freezer and dishwasher, plumbing for automatic washing machine.



Downstairs W.C.: W.C., wash hand basin, window, radiator, vinyl flooring.

From hall, first floor stairs to -

Landing: Access to loft.

Bedroom One: 13' 0" x 10' 1" (3.96m x 3.07m), Window to rear, radiator, built-in wardrobe.



Bedroom Two: Window to rear, built-in wardrobe, radiator.

Bathroom: Three piece suite comprising W.C., wash hand basin, bath with over-bath shower and screen, tiled splash-backs, heated towel rail.

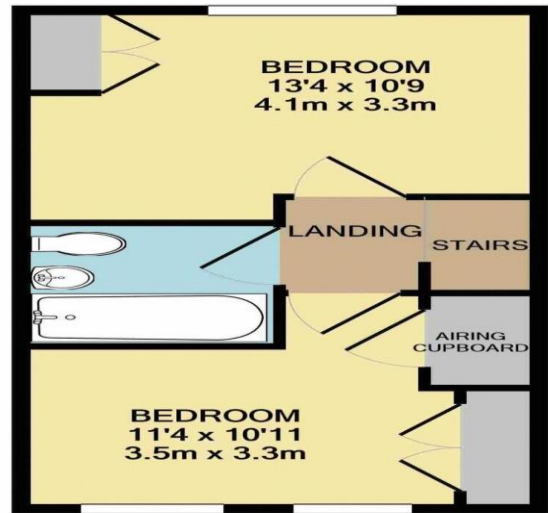
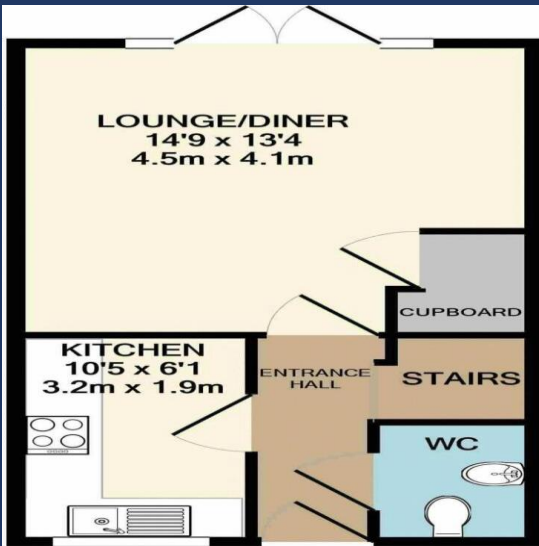
Outside: Open plan to the front with small lawn area, brick paved driveway providing off road parking, side access to the enclosed rear garden with decked area, sunny aspect with fence boundaries.

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.

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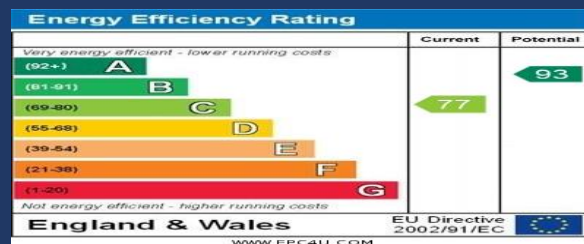


GROUND FLOOR
APPROX. FLOOR AREA 336 SQ.FT. (31.2 SQ.M.)

1ST FLOOR
APPROX. FLOOR AREA 336 SQ.FT. (31.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 672 SQ.FT. (62.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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PASSIONATE
ABOUT
Property
SINCE 1982