



**FREEHOLD**

**£220,000**



## **84 PAR FOUR LANE, LYDNEY, GLOUCESTERSHIRE, GL15 5GD**

- TWO DOUBLE BEDROOMS
- OFF ROAD PARKING
- WELL PRESENTED
- ENCLOSED REAR GARDEN
- PREVIOUS EN-SUITE/DRESSING ROOM
- IDEAL FIRST TIME BUY/INVESTMENT OPPORTUNITY
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- LUXURY FITTED KITCHEN WITH BUILT-IN APPLIANCES
- CONVENIENT TOWN LOCATION

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# 84 PAR FOUR LANE, LYDNEY, GLOUCESTERSHIRE, GL15 5GD

## IDEAL AS A FIRST TIME BUY/INVESTMENT OPPORTUNITY, THIS IMAGINATIVELY RE-MODELLED MODERN HOME OFFERING OPEN PLAN LIVING WITH TWO DOUBLE BEDROOMS AND DRESSING ROOM/FORMER EN-SUITE.

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.

### Open plan hall area:

**Downstairs W.C.:** Two piece suite comprising low level W.C., wash hand basin, window, radiator.

**Open Plan Lounge/Kitchen/Dining Room:** 21' 0" x 15' 10" narrowing to 12' (6.40m x 4.82m narrowing to 3.65m), High gloss laminate floor throughout, mood lighting, Lounge area with window to front, Dining area leading to the well fitted Kitchen with built-in appliances, double bowl sink unit, gas hob, electric oven and grill.

Stairs to -

**First Floor Landing:** Large window to rear, high gloss laminate floor, radiator.



**Bedroom One:** 12' 0" x 7' 0" (3.65m x 2.13m), Window to rear, high gloss laminate floor, radiator.

**Original En-Suite (currently used as a dressing room):** 6' 0" x 3' 0" (1.83m x 0.91m), Plumbing is available to re-instate the en-suite if required.

**Bedroom Two:** 12' 0" x 6' 0" (3.65m x 1.83m), Windows to front, radiator, built-in wardrobe.

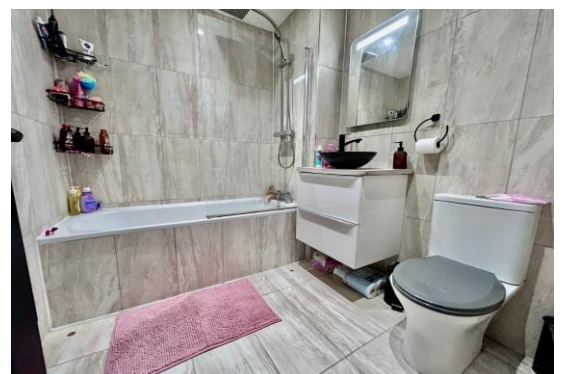
**Bathroom:** Quality suite comprising of panelled bath with shower over and screen, wash hand basin in vanity unit, W.C., designer radiator.





**Outside:** To the front a double drive/parking area, high walled boundary providing privacy for the level easy maintenance rear garden with patio, covered area with Spring Spa six seater hot tub with Bluetooth and LED lighting (available as asking price), adjacent store shed approx. 10' x 8'.

**Services:** All main services connected to the property. The heating system and services where applicable have not been tested.



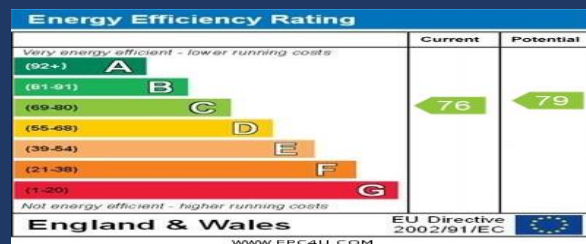
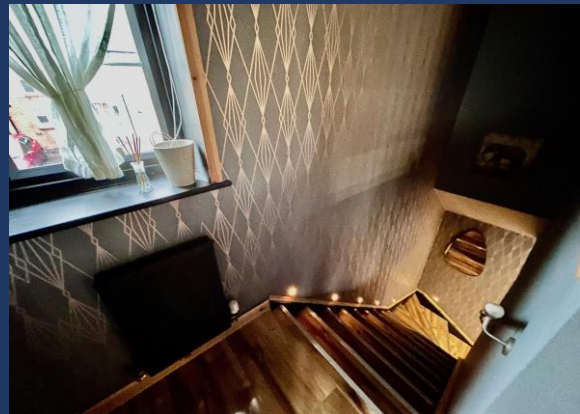
IMPORTANT INFORMATION: All measurements are approximate. We have not tested any fittings, appliances or services within this property and cannot verify them to be in working order or within the Vendor/s ownership. We have not verified the tenure of the property, the type of construction or the condition thereof. Intending Purchasers should make appropriate enquiries through their own solicitor and surveyor etc., prior to exchange of contracts.

**01594 823033**



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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