



**FREEHOLD**

**£275,000**



## **67 WOODLAND RISE, LYDNEY, GLOUCESTERSHIRE, GL15 5LN**

- ENTRANCE PORCH
- LARGE OPEN PLAN LIVING AREA
- SHOWER ROOM
- GAS CENTRAL HEATING
- FIRST FLOOR RIVER SEVERN VIEWS
- THREE BEDROOMS
- LUXURY FITTED KITCHEN
- DOUBLE GLAZING
- GARAGE & PARKING
- VIEWING A PLEASURE

# 67 WOODLAND RISE, LYDNEY, GLOUCESTERSHIRE, GL15 5LN

KJT RESIDENTIAL ARE DELIGHTED TO OFFER FOR SALE, THIS CONTEMPORARY STYLED THREE-BEDROOM MODERN HOME OFFERING SPACIOUS LIVING IN A DESIRABLE LOCATION. THE PROPERTY FEATURES A LARGE OPEN-PLAN LIVING AREA THAT SEAMLESSLY EXTENDS INTO A SLEEK, FULLY EQUIPPED MODERN KITCHEN, PERFECT FOR ENTERTAINING OR FAMILY GATHERINGS. UPSTAIRS, THE FIRST FLOOR BENEFITS FROM STUNNING RIVER VIEWS. THE PROPERTY ALSO INCLUDES A GARAGE AND OFF-ROAD PARKING, ENSURING CONVENIENCE AND PRACTICALITY. OUTSIDE, YOU'LL FIND GOOD OUTDOOR SPACE—IDEAL FOR RELAXATION OR AL FRESCO DINING—WHILE THE HOME'S CONTEMPORARY DESIGN AND HIGH-QUALITY FINISHES PROVIDE BOTH COMFORT AND STYLE THROUGHOUT.

**Entrance Porch:** Door and window, limestone floor, open plan to -

**Entrance hall:** Stairs off.

**Lounge/Dining Room:** 21' 8" x 14' 9" (6.6m x 4.5m). A large inviting open plan space, window to front, T.V. point, radiator, under-stairs cupboard, glazed door and window to side, real stone decorative panels open plan to -

**Kitchen:** 11' 10" x 9' 2" (3.6m x 2.8m), Windows to rear, extensive range of modern base and eye level units, worktop space, tiled splashbacks, store cupboard, display cabinets, sink unit, plumbing for automatic washing machine, electric hob, oven and grill, extractor hood, tiled floor, heated towel rail.



First floor stairs to -

**Landing:**

**Bedroom One:** 11' 6" x 11' 4" (3.50m x 3.45m), Window to front with views, built-in wardrobes/storage, radiator.

**Bedroom Two:** 19' 4" x 5' 7" (5.9m x 1.7m), Window to rear, radiator, dressing area.

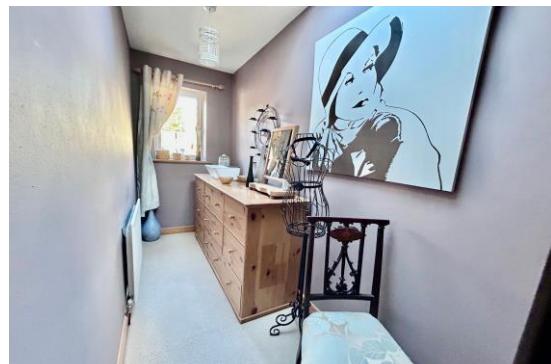


**Bedroom Three: 8' 8" x 7' 6" (2.64m x 2.28m),**  
Window to rear, radiator.

**Shower room:** Quality shower cubicle, wash hand basin in vanity unit, W.C., tiling to walls and floor, extractor fan, heated towel rail.

**Outside:** To the front, a generous brick paved drive, garage 16' 9" x 8' 2" (5.10m x 2.49m) with up and over door, personal door, power & lighting. Side gate and footpath to the three tiered rear garden, well enclosed with decked area and deck plus further upper patio area, garden shed.

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

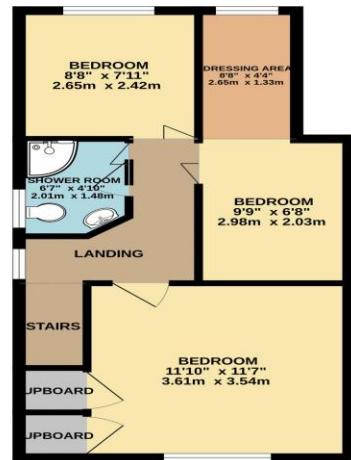


**IMPORTANT INFORMATION:** All measurements are approximate. We have not tested any fittings, appliances or services within this property and cannot verify them to be in working order or within the Vendor's ownership. We have not verified the tenure of the property, the type of construction or the condition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

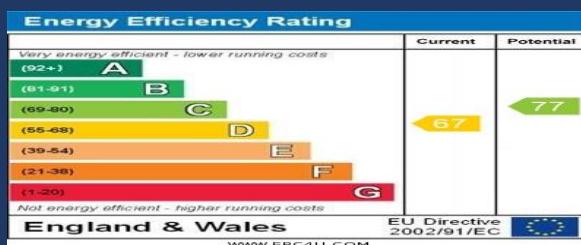
**01594 823033**

GROUND FLOOR  
679 sq.ft. (63.1 sq.m.) approx.

1ST FLOOR  
423 sq.ft. (39.3 sq.m.) approx.



TOTAL FLOOR AREA 1102 sq.ft. (102.4 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of these measurements, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misdescription. The services, systems and appliances shown have not been tested as part of any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their condition or working order can be given.  
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PASSIONATE  
ABOUT  
**Property**  
SINCE 1982