



**FREEHOLD**

**£365,000**



**11 BRACKEN CLOSE, LYDNEY, GL15 5AH**

- SPACIOUS FAMILY BUNGALOW
- GAS CENTRAL HEATING
- GARDENS
- UPVC DOUBLE GLAZING
- OFF ROAD PARKING
- CONSERVATORY

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# 11 BRACKEN CLOSE, LYDNEY, GL15 5AH

A SPACIOUS 3 BEDROOM DETACHED FAMILY BUNGALOW SITUATED IN A POPULAR PART OF THE MARKET TOWN OF LYDNEY. LYDNEY TOWN OFFERS A WIDE RANGE OF FACILITIES INCLUDING A VARIETY OF SHOPS, BANK, 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.

**Accommodation (all measurements are approximately) :**

**Reception Hall:** Tall storage cupboard with hanging rail and shelf, shelved airing cupboard with wall mounted Vaillant gas fired boiler (hot water and central heating), radiator, ceramic tiled floor, door to side with screen adjacent.

**Living Room:** 12' 4" x 13' 3" (3.76m x 4.04m), with solid wood floor, two radiators and window to rear overlooking garden.

**Kitchen/Dining room:** 19' 6" x 10' 2" (5.94m x 3.10m), range of base and eye level storage units, with worktop space incorporating single drainer colour coordinated sink unit, fitted double oven, four ring ceramic hob, plumbing for automatic washing machine, recess for fridge/freezer, fitted freezer, ceramic tiled floor, radiator, door to side lobby with doors to front and rear of the property.

**Conservatory:** 9' 0" x 9' 0" (2.74m x 2.74m), irregular shape, fully glazed with French doors to garden



**Bedroom 1:** 12' 0" x 12' 0" (3.65m x 3.65m), radiator, window to front.

**Bedroom 2:** 12' 0" x 12' 0" (3.65m x 3.65m), radiator and window to front

**Bedroom 3:** 8' 10" x 8' 6" (2.69m x 2.59m), radiator and window to side.

**Shower Room:** corner shower cubicle, close couple W.C, vanity wash hand basin, radiator, totally tiled walls and ceramic tiled floor, window to side.





**Outside:** to the front of the property there is a tarmacadam drive with turning area, possibly able to park 5 motor vehicles, enclosed gardens to rear with panelled fence, garden amiably laid to lawn with flower and shrub borders and a wooden seating area.

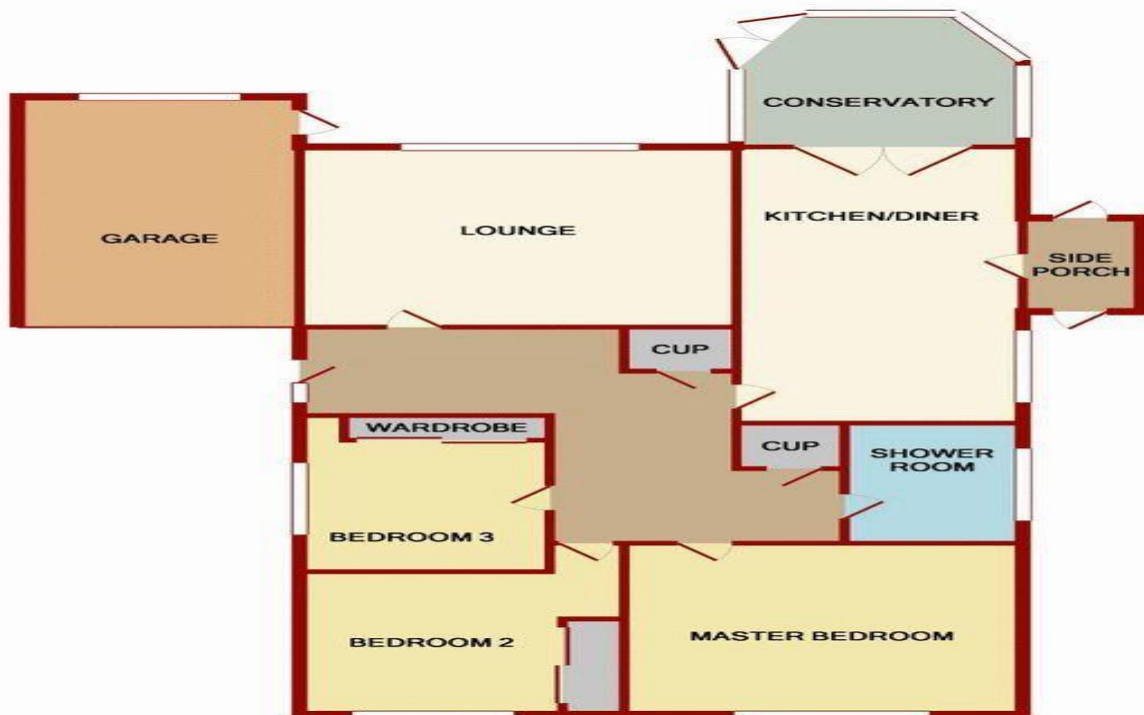
SERVICES: mains gas, water, electricity and drainage. THE SERVICES AND CENTRAL HEATING SYSTEM, WHERE APPLICABLE, HAVE NOT BEEN TESTED. VIEWING: BY APPOINTMENT WITH THE OWNERS AGENTS.



**Directions:** From The Factory Shop on Newerne Street, head up towards the hill and take the first right into Hams Road, then turn immediately left on to Naas Lane. Continue up this road for approximately half a mile and turn left into Bracken Close, As the road splits into two, take the right hand lane and the property can be found on the left with a For Sale board.

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 833333**



#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

**PASSIONATE**  
ABOUT  
*Property*  
SINCE 1982