



FREEHOLD

**Offers in the Region Of
£335,000**



**83 LYCH GATE MEWS, LYDNEY, GLOUCESTERSHIRE,
GL15 5TJ**

- 22 MILES FROM BRISTOL
- WALKING DISTANCE OF BATHURST PARK
- SAVE £7.5K ON STAMP DUTY
- WALKING DISTANCE OF NATIONAL RAIL
- 4/5 DOUBLE BEDROOMS
- OPEN PLAN KITCHEN/DINER
- DUAL ACCOMODATION POTENTIAL
- EN-SUITE & DOWNSTAIRS W/C

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83 LYCH GATE MEWS, LYDNEY, GLOUCESTERSHIRE, GL15 5TJ

A LARGE 4/5 BEDROOM DETACHED HOUSE SET WITHIN A FAVOURED RESIDENTIAL AREA FOR ITS CLOSE PROXIMITY TO AMENITIES AND TRAVEL NETWORK ACCESSIBILITY. THE PROPERTY ITSELF PROVIDES A MIXTURE OF OPEN AND CLOSED LIVING ACCOMMODATION WITH POTENTIAL TO CREATE A SEPARATE LIVING SPACE.

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.

Entrance Hallway: , Stairs lead to the first floor, power points, Door into:

W.C.: Two piece suite, radiator, tiled splash-backs.

Kitchen/Diner: 23' 10" x 9' 4" (7.26m x 2.84m), Range of base, wall and drawer mounted units, single bowl single drainer stainless steel sink unit with hot and cold taps over, integrated dish-washer, built-in oven with gas hob and extractor fan over, tiled splash backs, power points, radiator, tiled flooring, breakfast bar, TV point, upvc double glazed window to rear aspect. Opening into:



Conservatory: 10' 4" x 10' 0" (3.15m x 3.05m), Dwarf wall construction with upvc double glazed windows, telephone point, ceiling light with fan, tiled flooring, Upvc double glazed patio doors leading out to the rear garden.

Utility room: 6' 1" x 4' 9" (1.85m x 1.45m), Radiator, upvc double glazed door to side aspect.

Lounge: 14' 7" x 11' 6" (4.44m x 3.50m), Feature fireplace with electric fire inset, power points, radiator, TV point, upvc double glazed window to front aspect.

Study: 18' 11" x 7' 10" (5.76m x 2.39m), Wall light points, radiator, wood flooring, upvc double glazed window to front aspect. Door into Garage.

From the entrance hallway stairs lead to the first floor.



Landing: Radiator, access into loft space.
Door into:

Bedroom One: 10' 8" x 9' 7" (3.25m x 2.92m),
Radiator, rear aspect upvc double glazed window and built-in wardrobes. Door into En-Suite:

En-Suite: Shower cubicle, WC, wash hand basin, partly tiled and upvc double glazed obscured glass window to side aspect.

Bedroom Two: 10' 2" x 8' 10" (3.10m x 2.69m),
Radiator, rear aspect upvc double glazed window and built-in wardrobes.

Bedroom Three: 9' 2" x 8' 8" (2.79m x 2.64m),
Radiator, front aspect upvc double glazed window and built-in wardrobes.

Bedroom Four: 11' 7" x 6' 10" (3.53m x 2.08m),
Radiator, front aspect upvc double glazed window and built-in wardrobes.

Bathroom: WC, wash hand basin, panelled bath, partly tiled and upvc double glazed obscured glass window to side aspect.

Outside: Block paved driveway suitable for the parking of several vehicles which in turn leads to:

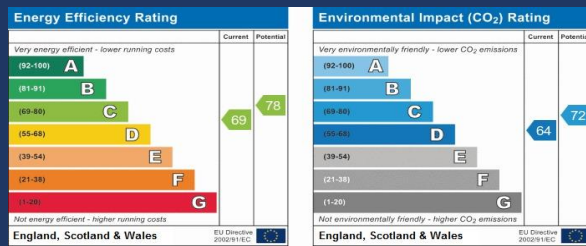
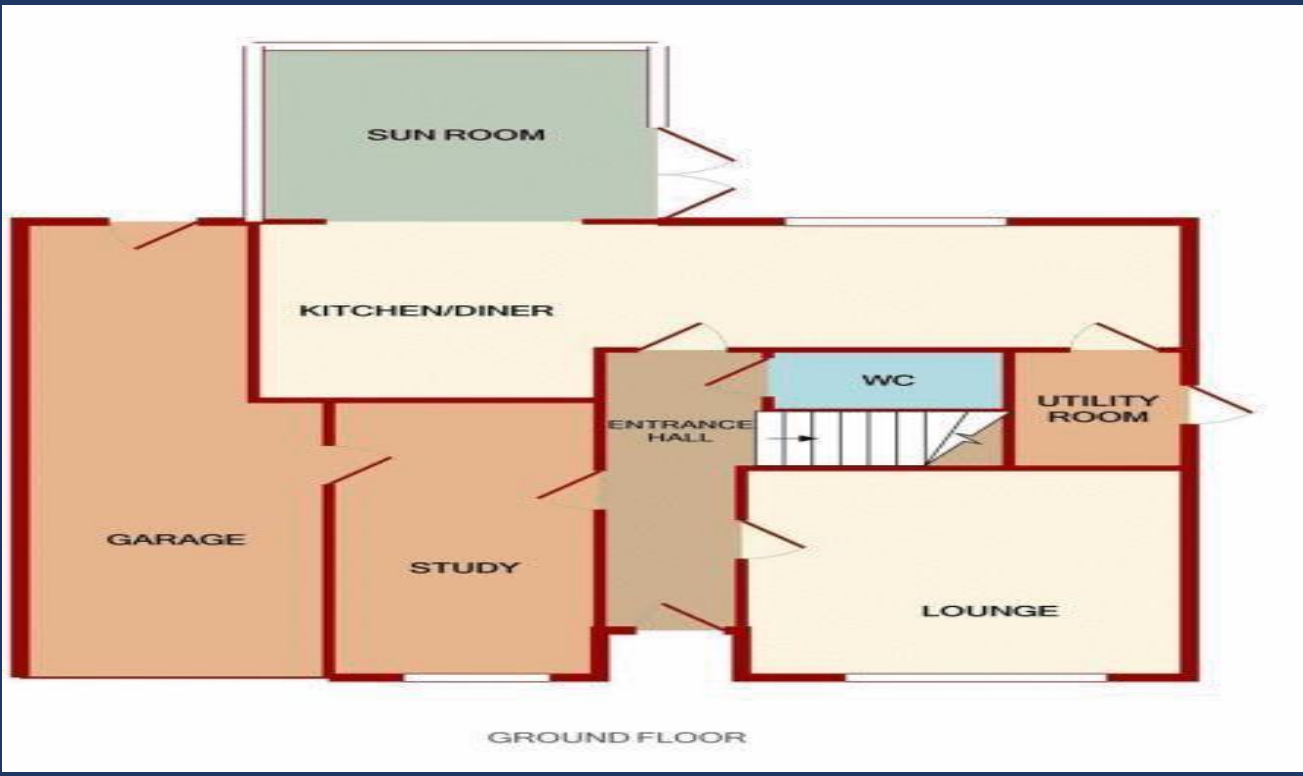
Garage: Accessed via an up and over door, also with pedestrian door to the rear aspect, power and lighting

Rear Garden: , Patio/seating area, lawned area, store shed, border with various shrubs and bushes, all enclosed by fencing surround.



From our Lydney office proceed along Newman Street in a Westerly direction, which becomes Hill Street go past Tesco which is on your left hand side and proceed along until you get to the cross. At this point turn left into Church Road, and continue until you see the church on left. Turn right opposite into Lych Gate Mews where you will come to a roundabout. Take third exit again into Lych Gate Mews- follow the road

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.



PASSIONATE
ABOUT
Property
SINCE 1982