



FREEHOLD

£325,000



5 CHERRY WALK, LYDNEY, GLOUCESTERSHIRE, GL15 5LL

- **THREE BEDROOMS**
- **KITCHEN/BREAKFAST ROOM**
- **GROUND FLOOR SHOWER ROOM**
- **GARAGE**
- **DOUBLE GLAZING**
- **LOUNGE**
- **UTILITY ROOM**
- **FAMILY BATHROOM**
- **PRIVATE WEST FACING REAR GARDEN**
- **GAS CENTRAL HEATING**

www.kjtresidential.co.uk

5 CHERRY WALK, LYDNEY, GLOUCESTERSHIRE, GL15 5LL

KJT RESIDENTIAL ARE DELIGHTED TO OFFER FOR SALE, THIS LIGHT, AIRY AND SPACIOUS THREE BEDROOM SEMI-DETACHED HOUSE IN A POPULAR RESIDENTIAL LOCATION, CLOSE TO THE TOWN CENTRE YET IN THE REAR GARDEN, A WORLD OF YOUR OWN.

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.

Front door to -

Entrance Hall: Stairs off, cupboard, radiator, tiled floor.

Lounge: 13' 11" x 11' 1" (4.24m x 3.38m), Picture window to front, wooden floor, electric fire in attractive fireplace.

Kitchen/Breakfast Room: 23' 6" x 10' 3" (7.16m x 3.12m), Patio doors and further door to rear, fitted at wall and base level with a range of 'Wren' units providing worktop and storage space, eye level oven and grill, two windows to rear, door and French door to outside, two radiators, sink unit, microwave, AEG induction hob, tiled floor, wine cooler, low level lighting, radiator, breakfast bar.



Utility room: 9' 8" x 7' 4" (2.94m x 2.23m), Sink unit, fitted wall and base cupboard, plumbing for washing machine, space for tumble dryer, radiator, built-in cupboard, tiled splash-backs, tiled floor.

From Entrance Hall -

Shower Room: Shower cubicle, wash hand basin, W.C., radiator, windows to front, fully tiled.

First floor stairs to -



Landing: , Airing cupboard.

Bedroom One: 12' 6" x 11' 4" (3.81m x 3.45m),
Window to rear, engineered oak flooring,
radiator.

Bedroom Two: 11' 9" x 11' 4" (3.58m x 3.45m),
Window to front, radiator, engineered oak
floor.

Bedroom Three: 8' 8" x 8' 2" (2.64m x 2.49m),
Window to front, fitted wardrobe.

Bathroom: Three piece suite comprising of
panelled bath, wash hand basin, W.C.,
window to rear, fully tiled, radiator.

Outside: The property enjoys the benefit of an
extra large plot which is very private and has
west facing rear gardens offering ideal
outdoor living space. Steps lead down to the
front door, sloping lawned garden with
mature hedging, side pedestrian access to
the rear garden with fenced surround, lawned
area, decked area, mature trees and shrubs,
patio area, outside water supply.

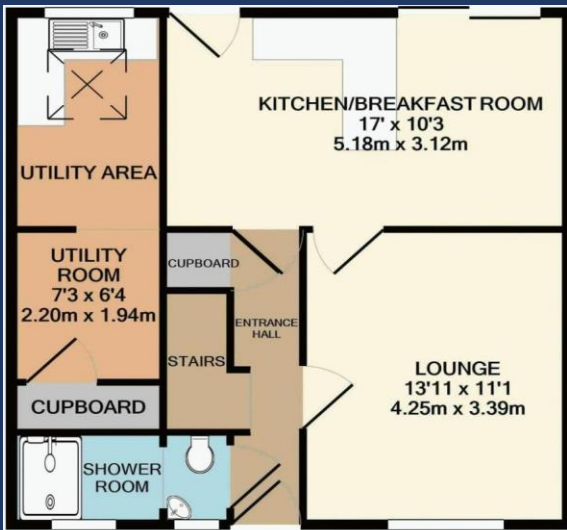
Garage: With up and over door.

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

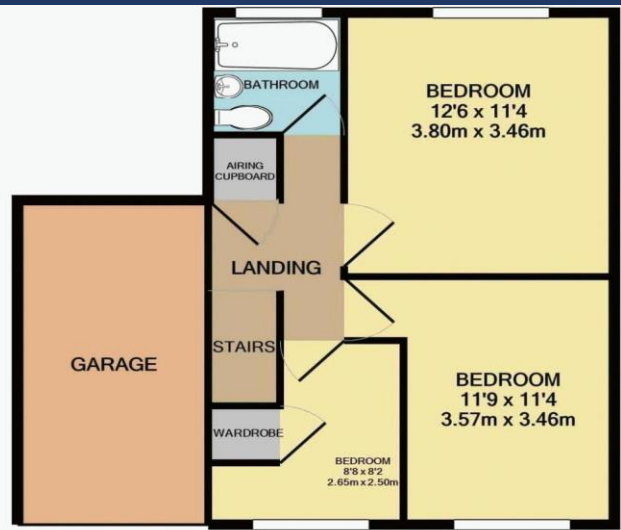


IMPORTANT INFORMATION: All measurements are approximate. We have not tested any fittings, appliances or services within this property and cannot verify them to be in working order or within the Vendor/s ownership. We have not verified the tenure of the property, the type of construction or the condition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

01594 823033



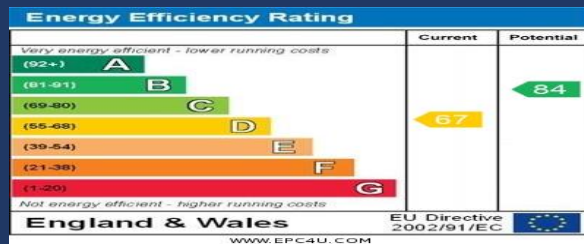
GROUND FLOOR
APPROX. FLOOR
AREA 565 SQ.FT.
(52.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 535 SQ.FT.
(49.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1100 SQ.FT. (102.2 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
Made with Metropix ©2022



PASSIONATE
ABOUT
Property
SINCE 1982