

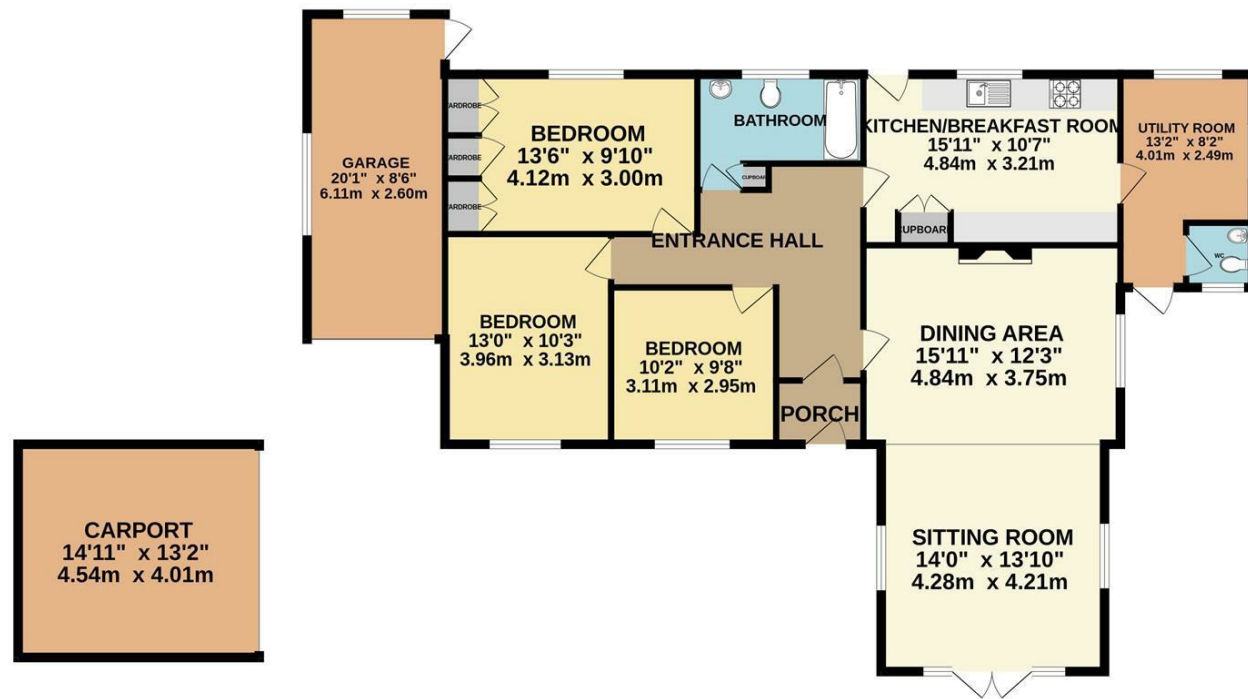
DIRECTIONS

From our Chepstow office proceed up Moor Street turning left onto the A48 and proceed towards Lydney. Upon entering Lydney proceed through the centre of the town turning left into Albert Street, continue on this road which then leads onto Primrose Hill. Continue up the hill without deviation and after dropping down you will see the sign to Allaston Road on your right, continue along the main road for approximately another 150 yards where you will find number 23 on your right.

TENURE - FREEHOLD

You are recommended to have this verified by your legal advisors at your earliest convenience.

GROUND FLOOR
1617 sq.ft. (150.2 sq.m.) approx.



**23 ALLASTON ROAD, LYDNEY, GLOUCESTERSHIRE,
GL15 5SS**



£485,000

Sales: 01291 629292
E: sales@thinkmoon.co.uk

DISCLAIMER
These particulars are intended to give a fair description of the property but accuracy cannot be guaranteed and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. Room sizes should not be relied upon for carpets and furnishing and none of the above appliances/services have been tested by ourselves, we therefore recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

OFFERS
As part of the Estate Agency Act 1979, we have a legal obligation to financially qualify every offer before it is conveyed to the Vendor.

Moon & Co, their clients and any joint agents give notice that:
1.They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of facts.

2. Any areas are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or consent.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	77
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

The property comprises an individually designed and constructed detached bungalow believed to date from the 1960s, occupying a delightful large plot in this sought after residential area of Lydney, close to local schools, shops and amenities as well as the attractive Forest of Dean and also offering good road access via the A48 to Gloucester and Chepstow.

The property itself is spacious offering generous accommodation with potential to update and extend if required, the large garden also offers potential to apply for planning consent to create an attractive building plot with potential for a detached property. It is indeed rare to find an opportunity such as this and viewing is highly recommended.

PORCH

With door to front elevation. Door to: -

ENTRANCE HALL

Spacious hallway giving access to living accommodation.

DINING ROOM

4.85m x 3.73m (15'11" x 12'3")

Spacious dining room with window to side elevation. Open to: -

LIVING ROOM

4.27m x 3.91m (14'0" x 12'10")

Light and airy living room with triple aspect offering views over the garden. French doors to garden. Feature fireplace.

KITCHEN

4.85m x 3.23m (15'11" x 10'7")

Appointed with a range of base and eye level storage units with ample work surfacing over and tiled splashbacks. Single drainer stainless steel sink unit with mixer tap. Space for cooker and fridge. Storage cupboard. Window and door to rear garden.

UTILITY ROOM

4.01m x 2.49m (13'2" x 8'2")

A useful utility room with windows to rear and side elevations and door to front. Space for white goods. Half-tiled walls.

CLOAKROOM/WC

With low-level WC and pedestal wash hand basin. Half-tiled walls. Frosted window to front elevation.

BEDROOM 1

4.11m x 3.00m (13'6" x 9'10")

A double bedroom with window to rear elevation. Range of built-in wardrobes.

BEDROOM 2

3.96m x 3.12m (13'0" x 10'3")

A double bedroom with window to front elevation.

BEDROOM 3

3.10m x 2.95m (10'2" x 9'8")

A double bedroom with window to front elevation.

BATHROOM

Appointed with a three-piece suite comprising step-in panelled bath, low-level WC and vanity wash hand basin with storage unit. Part-tiled walls. Frosted window to rear elevation.

GARAGE

6.12m x 2.59m (20'1" x 8'6")

Gated driveway leads to the parking and turning area with single car garage and double carport.

GARDENS

The property stands in large mature gardens predominantly laid to lawn with patio area and mature hedging offering privacy.

AGENTS NOTE

As aforementioned the overall plot offers potential for subdivision to create an attractive building plot subject to necessary planning consent.

SERVICES

All mains services are connected, to include mains gas central heating.

