Fairview Church Lane, Lydney, GL15 6BH
Offers in the region of £150,000









A Fantastic Opportunity to Create Your Dream Home in a Charming Village Setting

Occupying a pleasant position within the sought-after village of Alvington, This house presents an exciting opportunity for buyers looking to add value and create a home tailored to their own tastes and requirements.

Internally, the property now requires a comprehensive programme of cosmetic refurbishment and upgrading. Prospective purchasers should budget for the installation of a new kitchen and bathroom, along with a full electrical rewire. Additional improvement works include damp-proofing, re-plastering and redecoration throughout, replacement of ground floor concrete flooring, and repairs to ceilings.

Despite requiring significant refurbishment, the property represents a rare chance to acquire home with considerable scope to transform and enhance. Once improved, the property has the potential to become a comfortable and attractive family home within a desirable rural community.

Rivers Meet
Cleeve Mill Lane, Newent
Gloucestershire GL18 1DS

01531 829300
info@twocan.estate
www.twocan.estate

Works required
This property has had recent improvement already receiving ECO4 works in 2024, including replacement heating system, installation of PV and a loft insulating top- up providing a EPC B rating

However works are required to kitchen, bathroom, rewire, damp proofing and redecoration and plastering.

Two Rivers Housing
TwoCan estate agents are advertising this property on behalf of Two Rivers Housing. Two Rivers Housing are the owners of Twocan

Hallway
Doors leading to lounge, bathroom, bedroom and Kitchen

Lounge
12'2" x 15'4" (3.73 x 4.68)
2 Windows to front and 1 rear

One cupboard with water boiler & storage cupboard.

Storage heaters

Bathroom
4'11" x 7'5" (1.5 x 2.28)
Window to the rear.

Shower over bath, white basin & toilet.

Bedroom
13'0" x 8'11" (3.98 x 2.74)
2 Windows to rear.

Kitchen
6'11" x 12'0" (2.11 x 3.67)
Window to rear and front.

Above and below units.

Outdoors
Large front garden with off road parking.

Disclaimer
All measurements are approximate. We have not checked the serviceability of any appliances, fixtures or utilities (i.e. water, electricity, gas) which may be included in the sale. We cannot guarantee building regulations or planning permission has been approved and all prospective purchasers should satisfy themselves on these points prior to entering into a contract. Consumer Protection from Unfair Trading Regulations 2008. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



