



**Berkeley Crescent, Lydney GL15 5SH | £250,000**

**3 Bedroom Detached House**

## Features:

- No Onward Chain
- Far Reaching Views
- Ground-Floor Bedroom with WC
- Gas Central Heating
- Double Glazing
- Garage and Off Road Parking

**ENTRANCE HALL** Under-stairs storage cupboard, radiator, ceiling light, smoke detector, doors to downstairs bedroom, kitchen and lounge/diner, stairs to first floor.

**BEDROOM TWO (GROUND FLOOR) 10' 10" x 9' 10" (3.3m x 3m)** Floor to ceiling fitted wardrobes, window to front, power points, centre ceiling light, radiator, door to WC.

**WC** Wall mounted wash-hand basin, WC, ceiling light, door to bedroom.

**KITCHEN 10' 10" x 6' 8" (3.3m x 2.03m)** Tele effect flooring, a range of wall, base and drawer units, space for electric cooker with extractor hood over, larder cupboard having shelves and wall mounted gas central heating boiler. Stainless steel sink and drainer, window to rear with views of the garden, space and plumbing for automatic washing machine, power points, ceiling lighting, door to hallway, door to lounge/dining room.

**LOUNGE DINING ROOM 23' 0" x 10' 10" (7.01m x 3.3m)** Patio door to rear, window front, coal effect gas fire with fire surround two radiators, two ceiling lights, power points, door to kitchen and door to hallway.

**FIRST FLOOR LANDING** Airing cupboard with radiator and having rail, doors to bedrooms one and two and shower room.

**BEDROOM ONE 13' 0" x 10' 2" (3.96m x 3.1m)** Two double built-in wardrobes, window to front with views of the River Severn and beyond, under-eaves storage, ceiling light, power points, radiator.



**BEDROOM THREE 9' 8" x 7' 3" (2.95m x 2.21m)** Under-eaves storage, window to rear, ceiling light, radiator, power points.

**SHOWER ROOM 6' 8" x 5' 4" (2.03m x 1.63m)** Double shower cubicle, tiled walls, pedestal wash-hand basin, WC, window to rear, ceiling light, chrome ladder radiator.

**OUTSIDE** The front garden is laid to lawn with flower borders. Driveway providing ample off-road parking which leads to the garage. Rear garden is mainly laid to lawn with flower borders, shrubs and flowers. There is an outside water tap and caravan/motorhome power point.

**GARAGE 23' 0" x 9' 2" (7.01m x 2.79m)**

Garage having power and lighting, double wooden doors to the front and single door to the side.

Located close to Lydney town which has a wide range of facilities that include Primary and Secondary Schools, Local Shops and Supermarkets, Banks and Building Societies, Restaurants and Public Houses, Sports Centres and Gymnasiums, Doctors Surgeries and Hospitals, Golf Course and Outdoor Swimming Pool. Closely located to woodland and country walks, many within walking distance. Easy access to Chepstow, Bristol, Gloucester, M5 & M4.

**EPC: D**

**Council Tax Band: C**

**Tenure: Freehold**

For more information on Berkeley Crescent or to arrange a viewing, please call the Lydney Office on 01594 368202



## Ground and First Floor



For illustrative purposes only. Decorative finishes, fixtures & fittings do not represent the current state of the property. Measurements are approximate & not to scale. Floor plans made using RoomSketcher.

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