HILLS
PROPERTY CONSULTANTS

Owen Place, Lydney
£295,000

3 bedroom detached house for sale | Freehold

At first glance

- 2 allocated parking spaces
- Close to local amenities
- Enclosed garden
- Light and modern accommodation
- Stylish accommodation
- Town location
- Within NHBC warranty
- Possibility of NO onward chain

In detail

A light, modern and spacious three bedroom detached property offering allocated parking, enclosed garden to side, and still within its NHBC warranty, situated in an ideal location close to local amenities. Possibility to be offered with NO onward chain.

This property is perfect for those looking for a turn-key property for their family. It offers comfortable and stylish accommodation set over two floors. Internally, it comprises; entrance hall, cloakroom, lounge, kitchen/diner, three bedrooms (one with en-suite) and bathroom.
Externally, there are two allocated parking spaces to front and a side garden which is laid to patio and gravel at ground level, with steps leading up to a well-maintained lawned area.

Lydney town offers a wide range of facilities including; a variety of shops, banks, building societies, supermarkets and a locally treasured park, as well as a sports centre, golf course, doctor's surgeries, train station, primary and secondary schools. A wider range of facilities are also available throughout the Forest of Dean, including an abundance of picturesque woodland and river walks and outdoor pursuit activities. 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.

Council Tax Band: C (Forest of Dean District Council)
Tenure: Freehold
Electricity supply: Mains
Heating: Gas Mains
Water supply: Mains
Sewerage: Mains

Entrance hall
herringbone style flooring, radiator, access through to cloakroom, kitchen/diner and lounge, stairs leading up to first floor.

Cloakroom
herringbone style flooring, WC, wash hand basin, radiator, tiled splash backs.

Lounge
herringbone style flooring, radiator, windows to side and front aspects.

Kitchen/diner
Fitted units at eye and base level with worktop space, space and plumbing for washing machine/dryer and dishwasher, space for freestanding fridge freezer, integrated oven with gas hob and extractor fan above, sink unit with drainer, windows to side and front aspects, French doors out to garden, wood-effect flooring, space for dining table and chairs.

FIRST FLOOR:

Landing
Storage cupboard, access to all bedrooms and bathroom.

Bedroom 1
Carpeted flooring, radiator, window to side aspect, access to en-suite.

En-suite
herringbone style flooring, walk-in shower enclosure, WC, wash hand basin, window to front aspect, radiator.

Bedroom 2
Carpeted flooring, radiator, window to front aspect.

Bedroom 3
Carpeted flooring, radiator, window to rear aspect.

Bathroom
herringbone style flooring, bath, WC, wash hand basin, tiled splash backs, radiator, window to front aspect.

Outside
To the front of the property, there are two allocated parking spaces and one 'visitor' parking space available. There is a side gate which takes you through to the side garden which is immediately laid to patio and gravel, with steps leading up to a well-maintained lawned area offering fantastic seating space. The garden is enclosed by stone walls and fencing.

Services
Mains water, electric, drainage and gas connected.
** The services and heating system, where applicable, have not been tested. **

Viewings
By prior appointment with Hills.

Rates
Council Tax Band: C

Please refer to https://www.counciltax.info/council/forest_of_dean for prices in the Forest of Dean and https://www.gov.uk/council-tax-bands for the Tax Band.

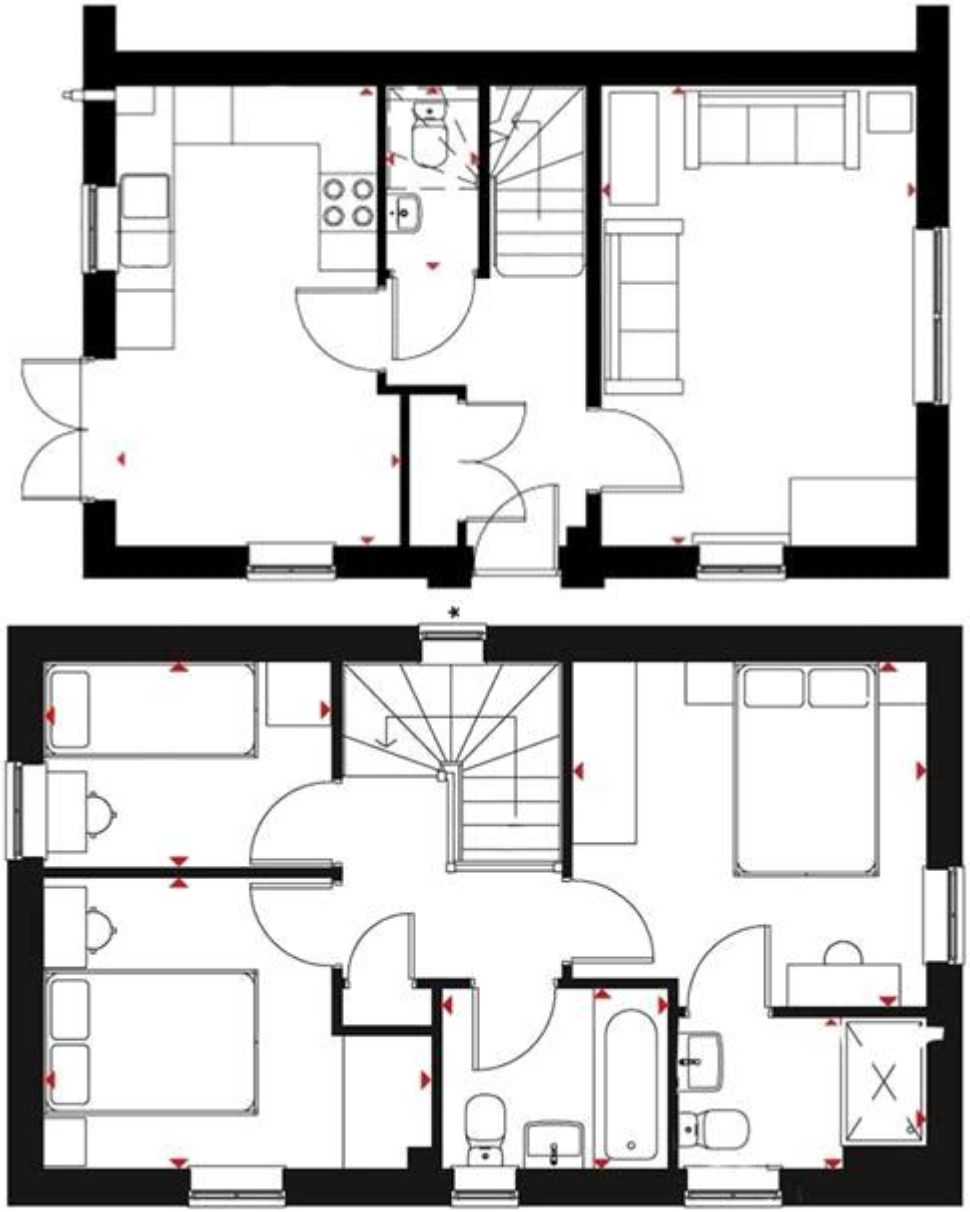
Water Rates
Severn Trent - to be advised.

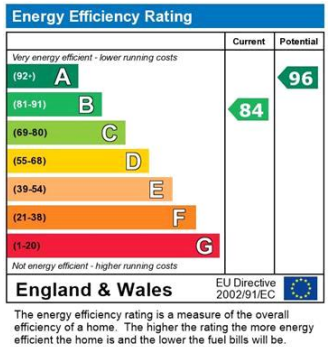
Money Laundering Regulations
To comply with MLR, all prospective purchasers will be asked to produce ID documentation at the time of making an offer. We kindly ask for your cooperation during this.

Maintenance charge
Please note: last year's charges were:

Town and Country *Commercial*

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.





The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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Viewing by appointment only
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