



14 Meadow Rise | Lydney | Gloucestershire | GL15 5FJ

GUIDE PRICE: £245,000



**nicholas
terry**
sales & lettings



A modern four bedroom end-terrace property arranged over three floors and within easy access of the town centre. Being offered for sale with NO ONWARD CHAIN.

In brief the accommodation comprises of entrance hallway with stairs to the first floor and doors into the kitchen/dining room, lounge and cloakroom. The kitchen/dining room is fitted with a range of base and eye level units with built in oven and hob and also has wood effect flooring and a window to the front aspect. To the rear of the ground floor is the lounge which has window and French doors into the garden.

Leading off the first floor landing are three bedrooms and family bathroom, which is fitted with a modern three piece white suite. To the second floor is the master bedroom which benefits from en-suite shower room.

Steps at the front of the property lead up to the front door, a pathway leads around the side of the property into the enclosed rear garden, which is laid to a gravelled seating area and lawn. At the rear a gate gives access to the off-road parking and garage.

The property is situated in the town of Lydney, which offers a wide range of facilities with many shops, a bank, building society and supermarkets as well as a sports centre, golf course, primary and secondary schools. A wider range of leisure facilities are also available throughout the Forest of Dean including further golf courses, leisure centres, two cinemas and an abundance of woodland and river walks.

The Severn crossings and M4 toward 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. Lydney and Gloucester also benefit from train stations giving excellent access throughout the country.





Ground Floor

Entrance Hallway

Cloakroom

Kitchen/Dining Room 14'2" x 9'3" (4.32m x 2.82m)

Lounge 16'0" x 11'5" (4.88m x 3.48m)

First Floor

Landing

Bedroom Two 13'5" x 9'2" (4.09m x 2.79m) max.

Bedroom Three 12'2" x 9'2" (3.71m x 2.79m)

Bedroom Four 7'10" x 6'6" (2.39m x 1.98m)

Bathroom



Second Floor

Bedroom One

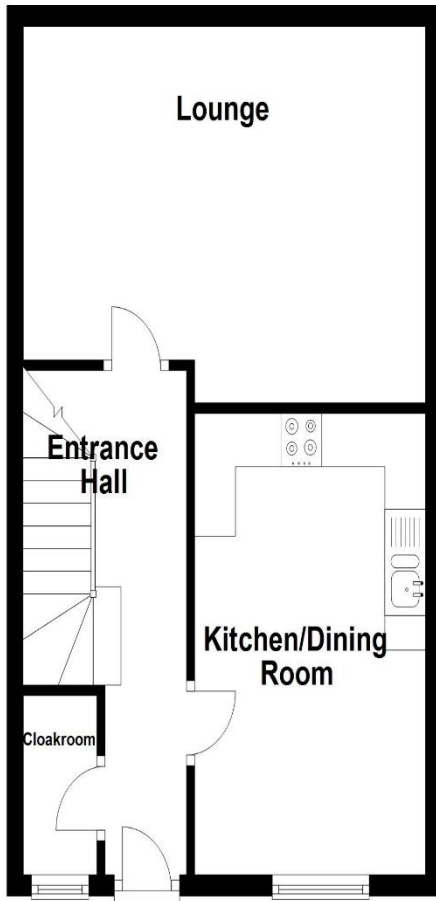
25'11" x 12'4" (7.90m x 3.76m)

En-Suite

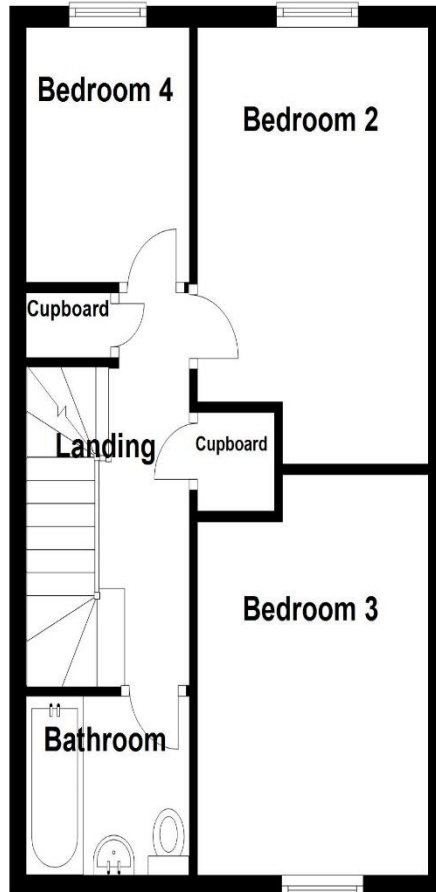
EPC RATING – B

Directions - From our office in Lydney proceed up Highfield Road taking the first turning on your left into Meadow Rise. Continue along and the property can be found on your right hand side.

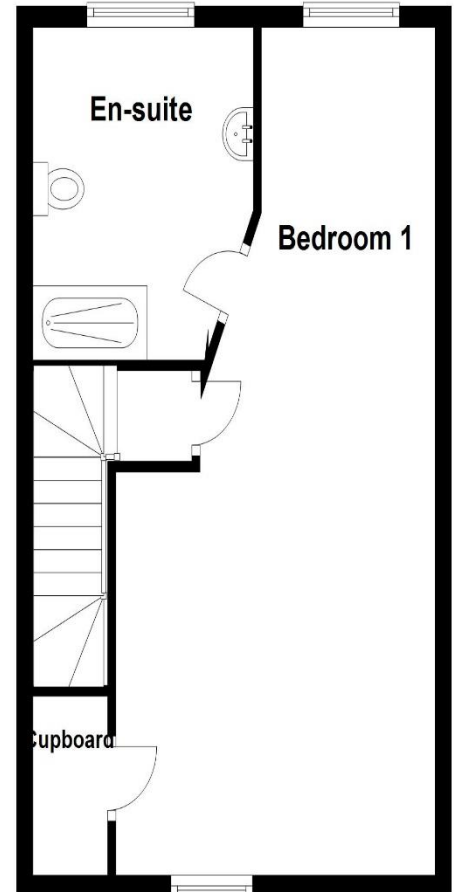
Ground Floor



First Floor



Second Floor



These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.