



FREEHOLD

£189,950



30 FALLER FIELDS, LYDNEY, GL15 5FD

- LOUNGE / DINING ROOM
- QUALITY FITTED BATHROOM
- GAS CENTRAL HEATING
- LINED GARAGE WITH UTILITY AREA
- FITTED KITCHEN
- DOUBLE GLAZING
- GENEROUS CORNER PLOT GARDEN
- OFF ROAD PARKING

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30 FALLER FIELDS, LYDNEY, GL15 5FD

AN EXTREMELY WELL PRESENTED SPACIOUS TWO BEDROOM DETACHED COACH HOUSE WITH SINGLE GARAGE, PARKING SPACE AND GENEROUS GARDEN IN A POPULAR LOCATION WITHIN REACH OF LOCAL SHOPPING FACILITIES, BUS STATION AND MAIN LINE TRAIN STATION, ACCESS VIA THE A48 TO THE M4 AND M5 MOTORWAYS. LYDNEY TOWN OFFERS A WIDE RANGE OF FACILITIES INCLUDING A VARIETY OF SHOPS, BANKS, BUILDING SOCIETIES AND SUPERMARKETS, AS WELL AS A SPORTS CENTRE, GOLF COURSE, HOSPITAL, DOCTORS SURGERIES, TRAIN STATION, PRIMARY AND SECONDARY SCHOOLS. A WIDER RANGE OF FACILITIES ARE ALSO AVAILABLE THROUGHOUT THE FOREST OF DEAN INCLUDING AN ABUNDANCE OF WOODLAND AND RIVER WALKS. 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.

Entrance door at ground floor to ENTRANCE HALL: access to Garage, stairs off, radiator:

LOUNGE / DINING ROOM: 18' 0" x 12' 0" (5.48m x 3.65m)

overall, window to front, velux roof light to rear, tv point, radiators, timber flooring, spot lighting, storage cupboard housing wall mounted gas fired boiler (hot water and central heating).

INNER LOBBY: Timber floor

KITCHEN: 8' 0" x 8' 0" (2.44m x 2.44m), window to front, extensive range of base and eye level units, worktop space, tiled splashbacks, ½ stainless steel sink unit, integrated fridge/freezer, four ring gas hob, electric oven and grill, extractor hood, washing machine and dishwasher.

BEDROOM ONE: 11' 10" x 8' 1" (3.60m x 2.46m), window to front, built-in wardrobe, radiator, timber floor.

BEDROOM TWO: 11' 0" x 6' 0" (3.35m x 1.83m), velux roof light, timber floor, radiator.



BATHROOM: Three piece suite comprising of panelled bath with shower over, pedestal wash hand basin, WC, tiled floor and walls, spot lighting, heated ladder towel rail.

GARAGE / UTILITY AREA: access from ground floor, with power and lighting. Utility area with base unit, sink unit, understairs storage, part glazed door to rear garden.

OUTSIDE: good size enclosed rear garden mainly laid to lawn with patio, outside lighting and water supply, side gate, and garden shed. Off road parking space to the front of the property.

Agents Note: the double gates to the garden do not give vehicular access as there are two parking space to the front of this belonging to other properties.



**VIEWING: BY APPOINTMENT WITH THE OWNERS
SOLE AGENTS.**

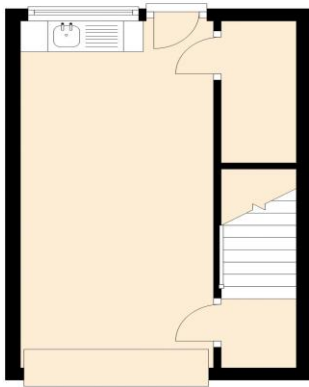


DIRECTIONS: FROM NEWERNE STREET, TURN RIGHT INTO HAMMS ROAD, CONTINUE ON THIS ROAD INTO TUTNALLS STREET, TAKE THE THIRD LEFT INTO ORCHARD ROAD WHICH LEADS INTO MOUNT PLEASANT, BEAR RIGHT INTO LAKESIDE AVENUE THEN FIRST RIGHT INTO FALLER FIELDS.

IMPORTANT INFORMATION: All measurements are approximate. We have not tested any fittings, appliances or services within this property and cannot verify them to be in working order or within the Vendor/s ownership. We have not verified the tenure of the property, the type of construction or the condition thereof. Intending Purchasers should make appropriate enquiries through their own solicitor and surveyor etc., prior to exchange of contracts.

01594 833333

Ground Floor
Approx. 20.6 sq. metres (221.8 sq. feet)




First Floor
Approx. 52.6 sq. metres (566.0 sq. feet)



Total area: approx. 73.2 sq. metres (787.7 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	75	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC 		
WWW.EPC4U.COM		

PASSIONATE
ABOUT
Property
SINCE 1982