



FREEHOLD

£199,950



66 LYCH GATE MEWS, LYDNEY, GL15 5TJ

- LIVING ROOM
- TWO BEDROOMS
- GARDEN

- KITCHEN
- BATHROOM
- TWO CAR PARKING SPACES

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66 LYCH GATE MEWS, LYDNEY, GLOUCESTERSHIRE, GL15 5TJ

A TWO BEDROOM MODERN MID TERRACED HOUSE IN A POPULAR AND SOUGHT AFTER LOCATION, WALKING DISTANCE OF LOCAL SHOPS, LEISURE CENTRE WITH INDOOR SWIMMING POOL AND TRAIN STATION. LYDNEY TOWN OFFERS A WIDE RANGE OF FACILITIES INCLUDING A VARIETY OF SHOPS, BANK, BUILDING SOCIETY AND SUPERMARKETS, AS WELL AS A SPORTS CENTRE, GOLF COURSE, OUTDOOR AND SWIMMING POOL, MAINLINE TRAIN STATION AND 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

RECEPTION HALL :

Tall storage cupboard, door to front.

LIVING ROOM: 17' 3" x 12' 3" (5.25m x 3.73m)

Two radiators, spiral staircase to first floor, window to front.

KITCHEN: 12' 3" x 7' 6" (3.73m x 2.28m), Range of base and eye level storage units with worktop space incorporating stainless steel sink unit, fitted electric oven and four ring hob. Recess is for fridge and freezer (not fitted), wall mounted gas fired boiler (hot water and central heating), radiator, window and door to rear.



STAIRS TO FIRST FLOOR LANDING: With shelved airing cupboard and access to loft space.

BEDROOM ONE: 10' 0" x 10' 3" (3.05m x 3.12m), 10' Max By 10'3. Fitted double wardrobe, radiator, window to front.

BEDROOM TWO: 12' 5" x 7' 6" (3.78m x 2.28m), Fitted double wardrobe, vanity sink unit with storage below, window to rear.

BATHROOM: Three piece suite comprising of panelled bath with shower over, close coupled WC, pedestal wash hand basin, radiator and extractor fan.

OUTSIDE: Open plan garden to front with rear enclosed garden mainly laid to lawn to rear with external pedestrian access. Two car parking spaces are provided.

SERVICES: all mains. Gas central heating. THE SERVICES AND CENTRAL HEATING SYSTEM, WHERE APPLICABLE, HAVE NOT BEEN TESTED. VIEWING: BY APPOINTMENT WITH THE OWNERS SOLE AGENTS.



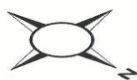


IMPORTANT INFORMATION: All measurements are approximate. We have not tested any fittings, appliances or services within this property and cannot verify them to be in working order or within the Vendor/s ownership. We have not verified the tenure of the property, the type of construction or the condition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

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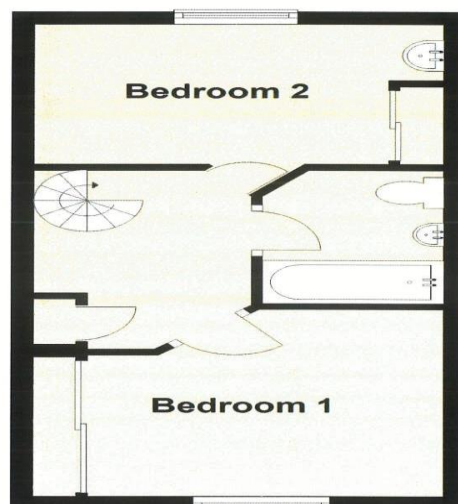
Ground Floor

Approx. 31.3 sq. metres (336.8 sq. feet)



First Floor

Approx. 28.6 sq. metres (307.7 sq. feet)



Total area: approx. 59.9 sq. metres (644.6 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		91
(81-91) B		
(69-80) C	74	
(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
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PASSIONATE
ABOUT
Property
SINCE 1982