



Asking Price £289,950

TENURE : FREEHOLD

Nodens Way, Lydney, Gloucestershire, GL15 5NP

Bedrooms : 3

Bathrooms : 2

Reception Rooms : 2

Spacious Detached Home

Two Reception Rooms

Kitchen / Diner

Large Diveway & Garage

Great Location

Utility Room

Check out this fabulous Three Bedroom detached family home! The property is exceptionally spacious and benefits from Two Reception Rooms, Kitchen/ Diner, separate Utility Room and downstairs cloakroom. To the first floor you have three bedrooms, master en-suite and family bathroom. Boasting a large driveway, garage and easily maintained gardens. Call us now to view!

Entrance via

UPVC double-glazed door with inset obscured glazed panels and storm porch over.

Reception Hallway 2.08m x 1.96m

Laminate wood effect flooring and open carpeted stairwell to the first floor. Central lighting, power point and radiator. Doors leading off.

Downstairs Cloakroom 1.66m x 0.76m

Obscured UPVC double-glazed window to front elevation. W.C and wash hand basin with tiled splash back. Laminate wood effect flooring. Central lighting and radiator.

Lounge 4.93m x 4.038m

Beautiful large UPVC double-glazed bay window to front elevation with radiator under. Feature fireplace with flame effect gas fire and marble and wooden surround. Wall lighting and power points. Glazed wooden doors and laminate wood effect flooring throughout.

Dining Room 2.55m x 3.10m

UPVC double-glazed sliding patio doors to garden. Central lighting and power points. Laminate wood effect flooring, radiator and space for dining table. Glazed wooden door to;

Kitchen/ Diner 3.41m x 3.11m

Large UPVC double-glazed window to rear elevation with delightful garden outlook. Excellent range of base and eye level kitchen units and drawers with rolled top work surfaces and tiled splash backs. Space for fridge/ freezer and integrated electric oven with four ring gas hob and extractor above. 1 1/2 bowl stainless steel sink and drainer with mixer tap. Laminate wood effect flooring throughout, two ceiling lights and radiator. Power points and glazed wooden door to;

Utility Room 1.54m x 3.00m

UPVC half obscured double-glazed door to rear garden and internal door to garage.

Range of base level units and drawers with rolled top work surface. Stainless steel sink and drainer with tiled splash backs. Space and plumbing for washing machine, tumble dryer and dishwasher. Wall mounted central heating boiler and shelving. Central lighting and loft access. Laminate wood effect flooring throughout, radiator and power points.

First Floor Landing 1.90m x 3.26m

Gallery style, with central lighting. Carpeted with doors leading off. Loft access, power point and door to spacious airing cupboard housing hot water tank, shelving and storage space.

Bedroom One 3.18m x 3.09m

Large UPVC double-glazed window to front elevation with elevated outlook. Carpeted with central pendant lighting and radiator. Power points and door to;

En Suite Shower Room 2.26m x 1.21m

UPVC obscured double-glazed window to side elevation. White suite comprising of; low level push button W.C and pedestal wash hand basin with mixer tap and tiled splash backs. Step in shower cubicle which is fully tiled with power shower and attachments. Vinyl flooring and extractor fan. Central lighting and radiator. Three fitted bathroom cabinets with shelving and storage.

Bedroom Two 2.90m x 3.01m

Large UPVC double-glazed window to rear elevation with pleasant garden outlook. Carpeted flooring and central lighting. Radiator and power points.

Bedroom Three 1.92m x 2.14m

UPVC double-glazed window to front elevation with radiator under. Carpeted flooring and central pendant lighting. Power points and fitted storage cupboard with shelving.

Family Bathroom 1.87m x 2.00m

UPVC obscure double-glazed window to rear elevation. White bathroom suite comprising of; low level push button W.C and wash hand basin with mixer tap and integrated vanity unit under. Panel bath with glazed shower screen and mixer tap having shower attachments. Fully tiled with central lighting and extractor fan. Vinyl flooring, shaving point and radiator.

Outside

To the front of the property the garden is block paved, creating ample parking for three vehicles and giving gated side access. The front garden is easily maintained with walled and fenced boundaries. Gravelled and paved areas. Outside lighting and access to the garage.

Garage 5.17m x 2.47m

Electric roller door, central lighting and power points. Shelving and storage above via la oft ladder.

To the rear the large garden benefits from a corner plot location. Laid mainly to lawn with fenced boundaries. The garden has an abundance of mature shrubs and flowering borders. Benefitting from a large paved patio terrace providing a great area to sit and enjoy outdoor living. Outside lighting and side access.

Aroha Properties

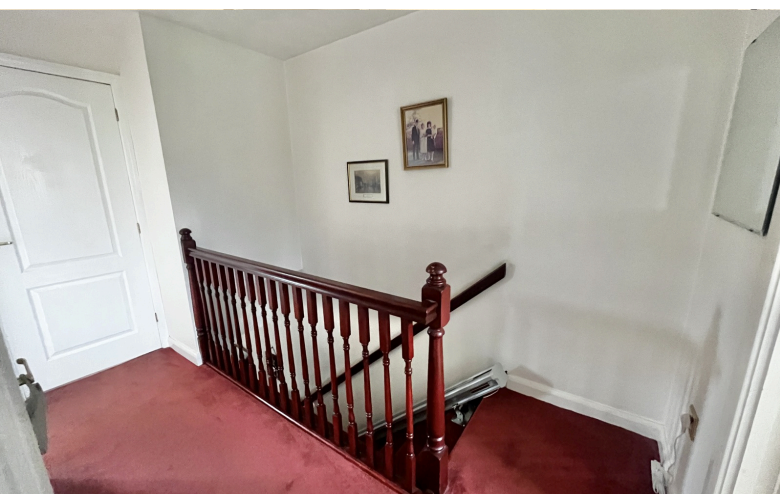
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Energy performance certificate (EPC)

1 Nodens Way
LYDNEY
GL15 5NP

Energy rating

C

Valid until: 26 March 2034

Certificate number: 0320-2053-8370-2424-1625

Property type	Detached house
Total floor area	89 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Breakdown of property's energy performance

Features in this property

Features get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well features work or their condition.

Assumed ratings are based on the property's age and type. They are used for features the assessor could not inspect.

Feature	Description	Rating
Wall	Cavity wall, filled cavity	Good
Roof	Pitched, 200 mm loft insulation	Good
Roof	Pitched, insulated (assumed)	Good
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Good
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 187 kilowatt hours per square metre (kWh/m²).

How this affects your energy bills

An average household would need to spend **£1,206 per year on heating, hot water and lighting** in this property. These costs usually make up the majority of your energy bills.

You could **save £182 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2024** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

Heating this property

Estimated energy needed in this property is:

- 8,209 kWh per year for heating
- 2,645 kWh per year for hot water

Impact on the environment

This property's environmental impact rating is C. It has the potential to be B.

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO₂) they produce each year.

Carbon emissions

An average household produces 6 tonnes of CO₂

This property produces 2.9 tonnes of CO₂

This property's potential production 1.4 tonnes of CO₂

You could improve this property's CO₂ emissions by making the suggested changes. This will help to protect the environment.

These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy.

Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Floor insulation (solid floor)	£4,000 - £6,000	£103
2. Solar water heating	£4,000 - £6,000	£80
3. Solar photovoltaic panels	£3,500 - £5,500	£576

Help paying for energy improvements

You might be able to get a grant from the [Boiler Upgrade Scheme \(https://www.gov.uk/apply-boiler-upgrade-scheme\)](https://www.gov.uk/apply-boiler-upgrade-scheme). This will help you buy a more efficient, low carbon heating system for this property.

More ways to save energy

Find ways to save energy in your home by visiting www.gov.uk/improve-energy-efficiency

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Darren Adie
Telephone	07703 723639
Email	energysolutionsuk@btinternet.com

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/020319
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	27 March 2024
Date of certificate	27 March 2024
Type of assessment	RdSAP