



**Guide price £125,000**

**TENURE : LEASEHOLD**

**Kings Meadow Court, Lydney, Gloucestershire, GL15 5JU**

**Bedrooms : 1**

**Bathrooms : 1**

**Reception Rooms : 1**

**No Onward Chain**

**Convenient Location**

**Pleasant Strolls Nearby**

**Close to Local Amenities**

**Newly Installed Shower Room**

**Ready To View Now!**

### Entrance Hallway

Spacious with central lighting and coved ceiling. Doors leading off. Large storage cupboard with shelving and carpeted flooring.

### Bedroom

UPVC double-glazed window with a pleasant outlook. Carpeted with a coved ceiling and central lighting. Power points and electric radiator. Mirrored fitted wardrobe with hanging rails and shelving.

### Shower Room

The shower room has been recently renovated and thoughtfully designed with practicality and ease of use in mind. A generous walk-in shower with glass screen and modern chrome fittings, marble-effect wall panels, and neutral tiling. Wash basin offers useful storage under, while a low level WC completes the suite.

### Living / Dining Room

UPVC double-glazed patio doors give access to the patio area. Spacious and bright this room is carpeted with a coved ceiling and central lighting. Power points and electric radiator. Feature fireplace with wooden surround. Double doors to;

### Kitchen

UPVC double-glazed window with pleasant outlook. Range of base and eye level fitted units and drawers with rolled top worksurfaces and stainless steel sink and drainer with mixer tap. Tiled splash backs and power points. Electric hob with extractor above. Integrated fridge and freezer. AEG electric oven and vinyl flooring.

### Outside

Paved patio seating area with outlook to the local steam railway and trees beyond.

### Location

The popular town of Lydney has a range of amenities such as Bathurst Park; a boating lake; a range of shops and supermarkets; restaurants and public houses; coffee shops and schools; doctor surgeries; a train station and local bus routes; a leisure center with pool and gym. Easy access to the A48 with commuting links to Chepstow, Bristol, Gloucester, M5 & M4.

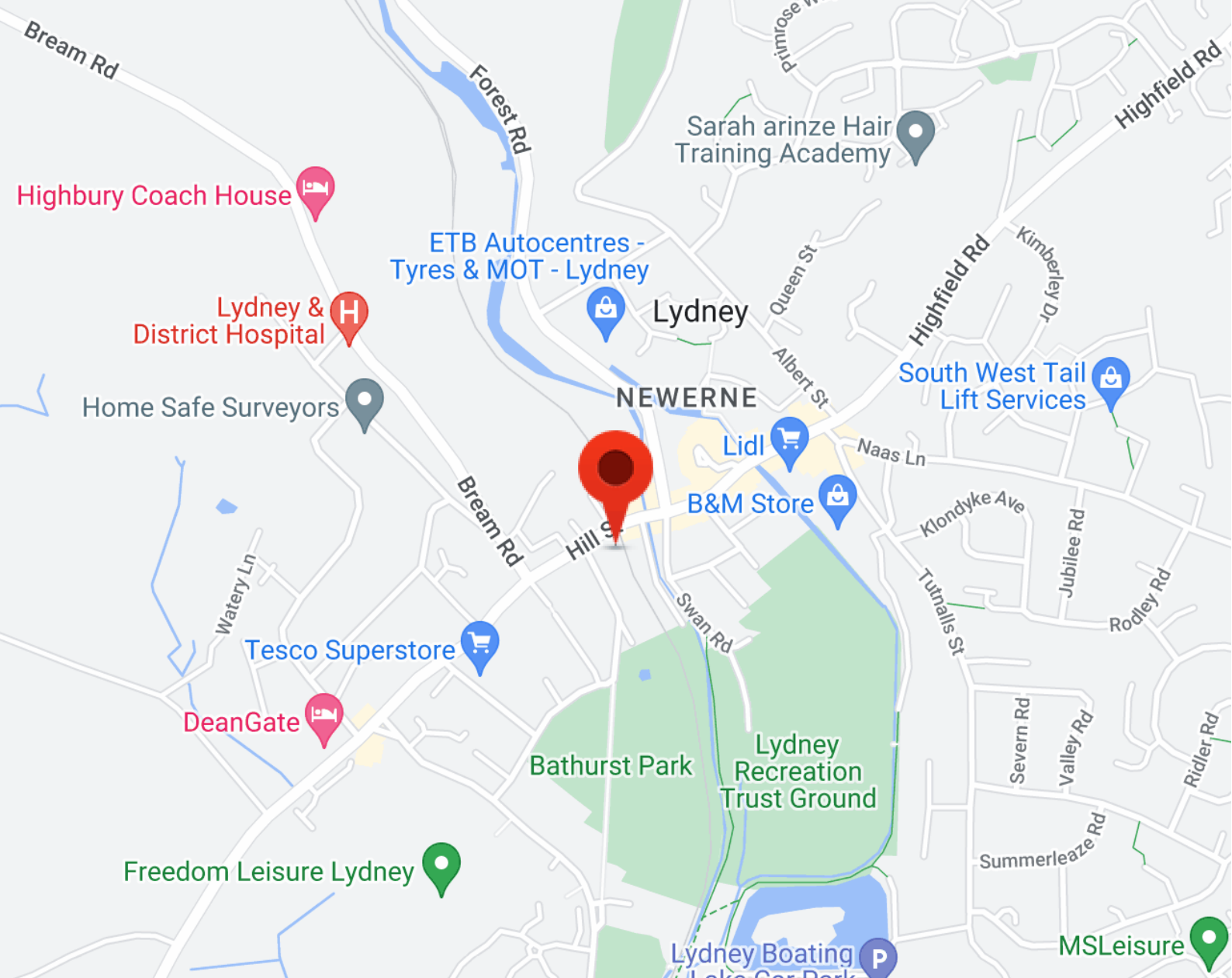












Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	81
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales <small>EU Directive 2002/91/EC</small>		

Address: Kings Meadow Court, Lydney, Gloucestershire, GL15 5J