



LYDNEY

Guide price **£260,000**



 ARCHER & CO

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To book a viewing call 01594 715888

42 TEMPLEWAY WEST

Lydney, Gloucestershire GL15 5JD



Three bedroom property
Front & rear garden
Off road parking

Lydney town offers a wide range of facilities including a variety of shops, bank, 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.



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KEY FEATURES

- Three bedrooms
- No onward chain
- Lounge/kitchen/dining room
- High souph after location
- Landscaped gardens
- Outbuilding & WC



STEP INSIDE



ENTRANCE HALL

Laminate wood floor, stairs off.

LOUNGE

4.67m x 3.40m (15'4" x 11'2")

Window to front, gas fire, laminate wood flooring, radiator, understairs cupboard and built-in cupboard, door to:

KITCHEN / DINING ROOM

5.69m x 2.89m (18'8" x 9'6")

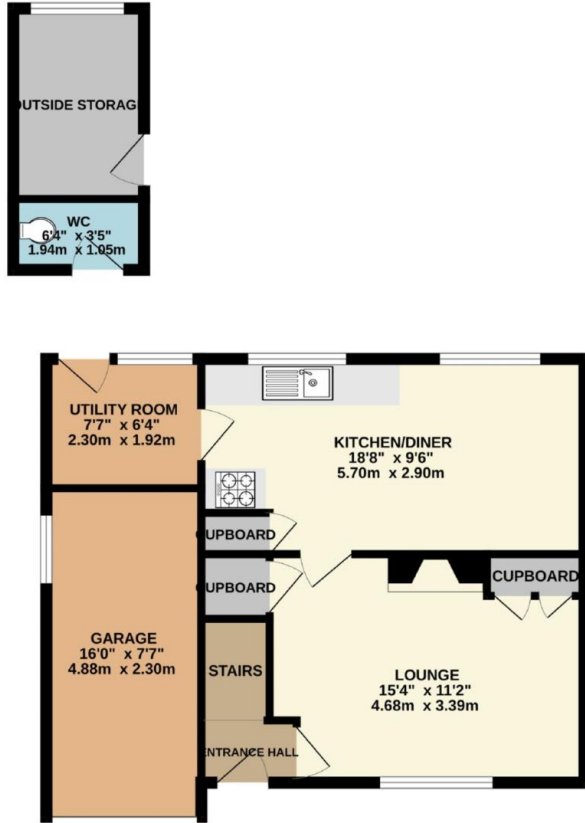
Recently re-fitted with a range of colour coded base and eye level units, enamel sink unit, electric hob, oven and grill, extractor hood, built-in cupboard, windows to rear, radiator, door to;

UTILITY ROOM

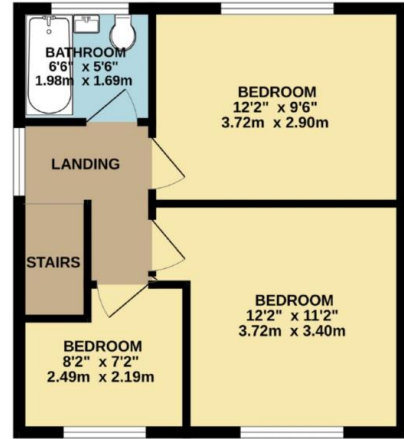
2.31m x 1.93m (7'7" x 6'4")

Window and door to rear fitted with a range of base and eye level units, worktop space, plumbing for automatic washing machine.

GROUND FLOOR
628 sq.ft. (58.4 sq.m.) approx.



1ST FLOOR
386 sq.ft. (35.9 sq.m.) approx.



TOTAL FLOOR AREA : 1014 sq.ft. (94.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Stairs to FIRST FLOOR and LANDING

Window to side.

BEDROOM ONE

3.71m x 3.40m (12'2" x 11'2")

Window to front, radiator.

BEDROOM TWO

3.71m x 2.89m (12'2" x 9'6")

Window to rear, radiator.

BEDROOM THREE

2.49m x 2.18m (8'2" x 7'2")

Window to front, radiator.

BATHROOM

Window to rear, recently re-fitted three piece suite comprising panelled bath, wash hand basin, WC, tiled splashbacks.

STEP OUTSIDE



To the front an open plan front lawned garden with flower borders, off road parking leading to the garage, side access to the sunny aspect, level rear garden with upper patio area, lower ornamental garden area, well bounded with Outbuilding and outside WC, outside lighting and water.

INFORMATION

Postcode: GL15 5JD

Tenure: Freehold

Tax Band: C

Heating: Gas

Drainage: Mains

EPC: D





DIRECTIONS

What3Words - ///tortoises.pint.guarding



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		86
(81-91)	B		
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-10)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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