



LYDNEY

Guide price £450,000



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# 14 SUMMERLEAZE

Lydney, Gloucestershire GL15 5PS



Detached four bedroom home  
Conveniently located  
No onward chain

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.

On the market is this four bedroom detached family house with lounge, dining room, kitchen/breakfast room, utility, ground floor cloakroom, four bedrooms & family bathroom having a large mature garden, Garage, Workshop plus a range of small outbuildings. Situated in a convenient town location within walking distance of its facilities, the Boating Lake, Recreation ground, Bathurst Park and the train station.

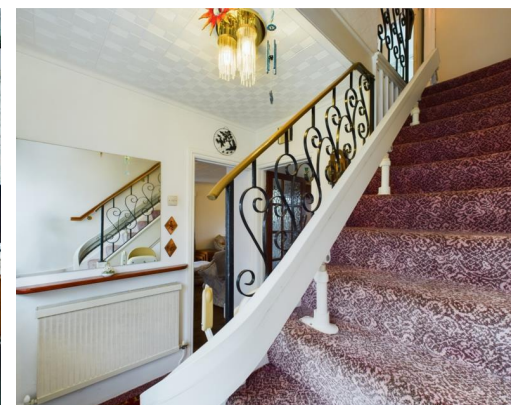


Guide price  
£450,000



### KEY FEATURES

- Four bedrooms
- Lounge & separate dining room
- Kitchen/breakfast room & utility
- Large mature garden
- Garage & workshop
- No onward chain



# STEP INSIDE



## ENTRANCE HALL

Stairs off, radiator.

## LOUNGE

6.52m x 4.19m (21'5" x 13'9")

Bay window to front plus windows to side and rear, feature fireplace, radiators.

## DINING ROOM

4.34m x 2.74m (14'3" x 9'0")

Window to rear, built-in cupboard, radiator, door to:

## KITCHEN / BREAKFAST ROOM

Windows to front and rear, door to rear, fitted with an extensive range of base and eye level units, worktop space, tiled splashbacks, double bowl sink unit, hob, oven, grill and extractor hood, breakfast bar, store cupboard, radiator, wall mounted gas boiler (not tested).

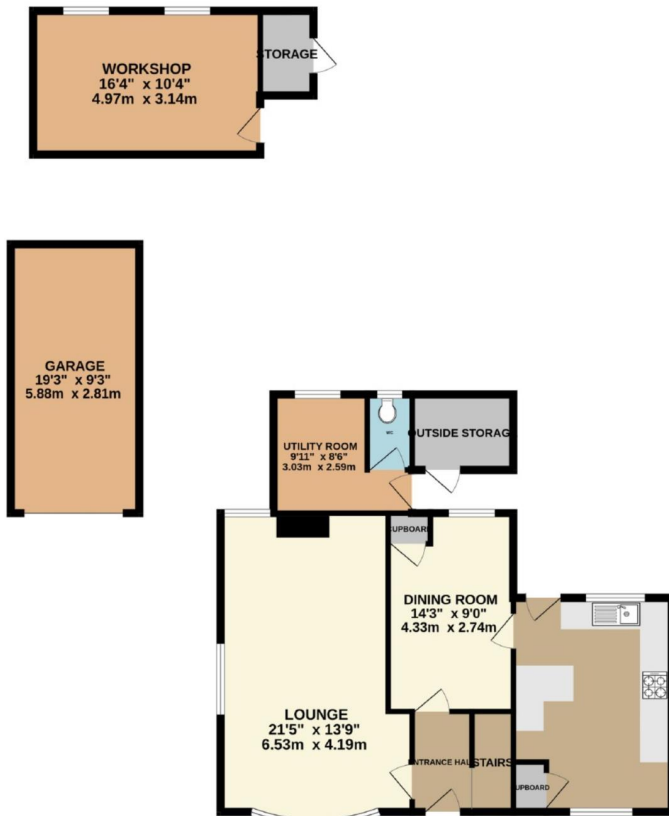
## UTILITY ROOM

3.02m x 2.59m (9'11" x 8'6")

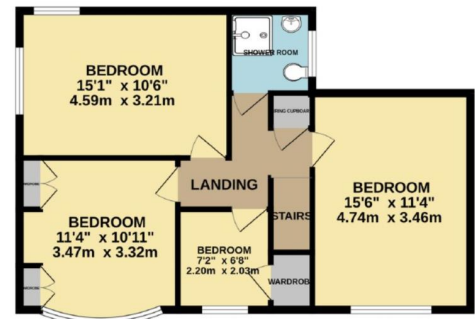
(External access only) Door to side, window to rear, access to:

## CLOAKROOM

GROUND FLOOR  
1117 sq.ft. (103.8 sq.m.) approx.



1ST FLOOR  
632 sq.ft. (58.7 sq.m.) approx.



TOTAL FLOOR AREA : 1749 sq.ft. (162.5 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

#### BEDROOM ONE

3.03m x 2.59m (9'11" x 8'6")

Bay window to front, fitted wardrobes.

#### BEDROOM TWO

4.59m x 3.20m (15'1" x 10'6")

Dual aspect windows to side and rear.

#### BEDROOM THREE

4.72m x 3.45m (15'6" x 11'4")

Window to front.

#### BEDROOM FOUR

2.18m x 2.03m (7'2" x 6'8")

Window to front, built-in wardrobe.

#### SHOWER ROOM

With wash hand basin in vanity unit, WC, shower cubicle, window to side, tiled splashbacks.

# STEP OUTSIDE



To the front a walled boundary with pedestrian and vehicle gate access to generous parking area with room for several vehicles leading to the Garage, lawned garden with herbaceous borders, side access to a generous paved patio/BBQ area with ornamental pond (currently not in use), garden sheds, greenhouse, large lawned garden, vegetable plot, outside lighting and water.

## INFORMATION

Postcode: GL15 5PS  
Tenure: Freehold  
Tax Band: D  
Heating: Gas  
Drainage: Mains  
EPC: C





## DIRECTIONS

What3Words - [///cheerful.sharpened.cove](https://www.what3words.com/#!/en////cheerful.sharpened.cove)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		82
(81-91)	B		
(69-80)	C	73	
(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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All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Floorplans and photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.