



LYDNEY

Offers Over £200,000



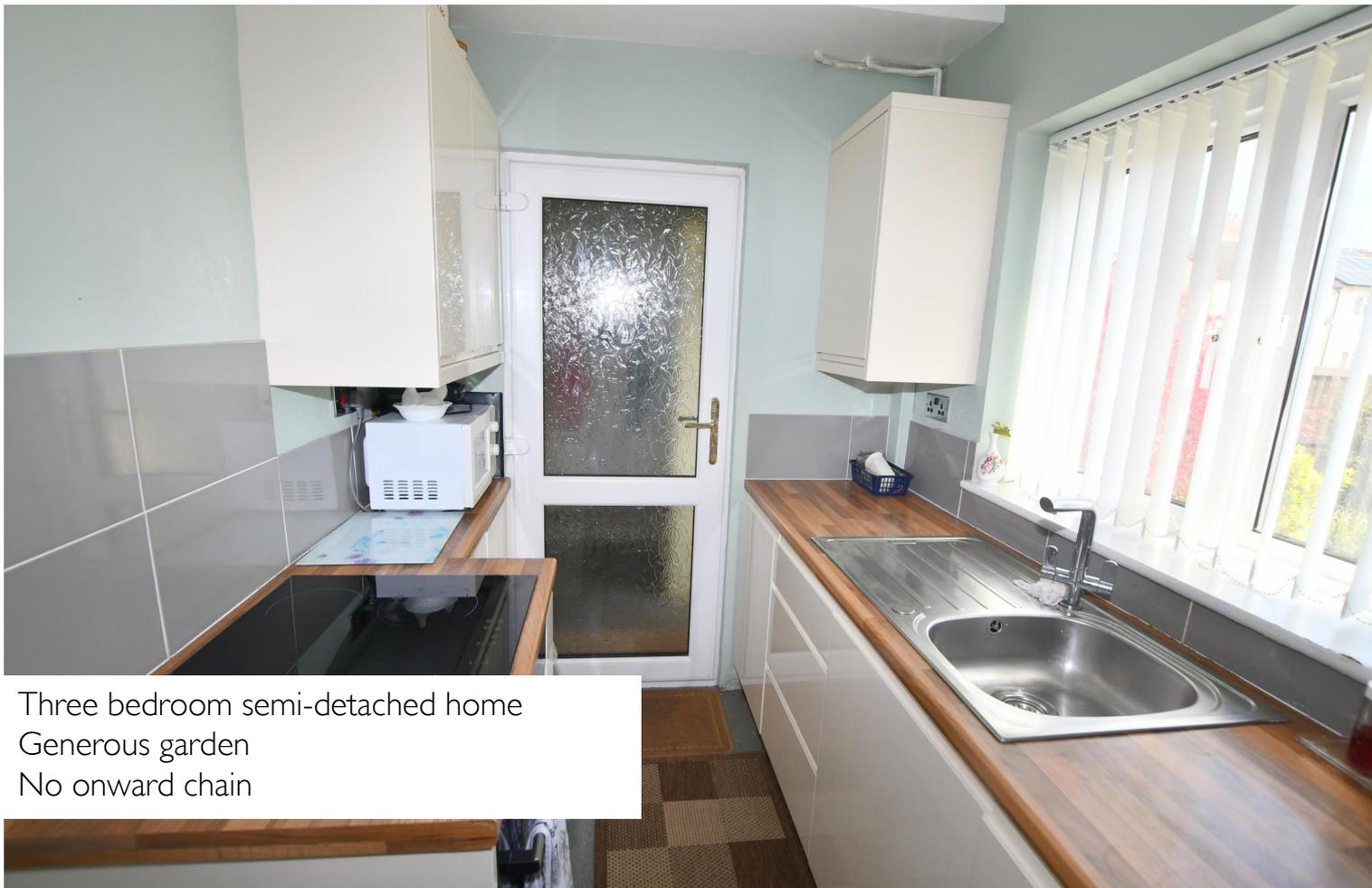
 ARCHER & CO

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7 RODLEY SQUARE

Lydney, Gloucestershire GL15 5AZ



Three bedroom semi-detached home
Generous garden
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.

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.

ENTRANCE HALL

Stairs off, radiator, under stairs cupboard and larder

LOUNGE (3.96m x 3.83m) (13'0" x 12'7")

Picture window to rear, radiator, feature fireplace.

DINING ROOM (3.83m x 3.22m) (12'7" x 10'7")

Picture window to rear, radiator, power points.

KITCHEN (2.21m x 2.06m) (7'3" x 6'9")

Window to front, single drainer sink unit, worktop space, tiled splashbacks, range of colour coded base and eye level units, electric oven, hob and grill, wall mounted gas boiler (not tested), door to

HALLWAY

Doors to front and rear, access to additional WC and storage rooms.

STORAGE ROOM

Window to rear.

Stairs to FIRST FLOOR and LANDING

Window to front, airing cupboard.

BEDROOM ONE (3.96m x 3.35m) ((13'0" x 11'0"))

Window to rear, built-in wardrobes, radiator.

BEDROOM TWO (3.35m x 3.22m) ((11'0" x 10'7"))

Window to rear, radiator.

BEDROOM THREE (2.92m x 2.51m) (9'7" x 8'3")

Window front, radiator, fitted wardrobe/store cupboard.

SHOWER ROOM

Double shower cubicle, wash hand basin, WC, extensive tiled splashbacks, window to side.

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KEY FEATURES

- Three bedrooms
- Two reception rooms
- Well presented
- Large garden plot
- Additional WC & store room



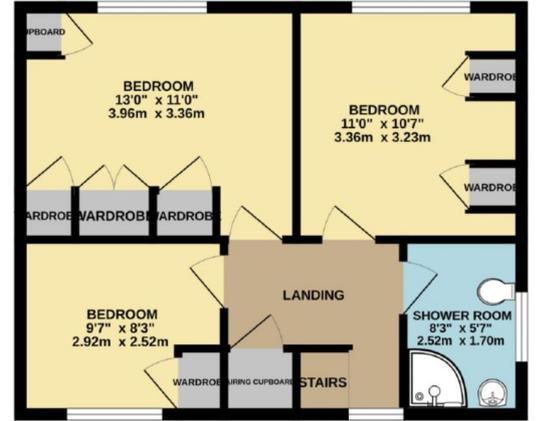
To the front an enclosed small garden area. To the rear generous level garden, sunny aspect, in two sections, garden shed approx. 10' x 8', outside light and water supply, lawned areas, paved patio, ornamental pond.



GROUND FLOOR
633 sq.ft. (58.8 sq.m.) approx.



1ST FLOOR
455 sq.ft. (42.3 sq.m.) approx.



TOTAL FLOOR AREA : 1088 sq.ft. (101.1 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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DIRECTIONS

What3Words - ///procured.pinging.choppers



INFORMATION

Postcode: GL15 5AZ
Tenure: Freehold
Tax Band: B
Heating: Gas
Drainage: Mains
EPC: D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A (92-100)		
	B (81-91)		
	C (69-80)		
	D (55-68)	66	80
	E (39-54)		
	F (21-38)		
Not energy efficient - higher running costs	G (1-20)		

England & Wales EU Directive 2002/91/EC

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