



LYDNEY

Guide price **£265,000**



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# 60 WOODLAND RISE

Lydney, Gloucestershire GL15 5LJ



Beautifully presented split level house  
Semi detached  
Established residential location

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.



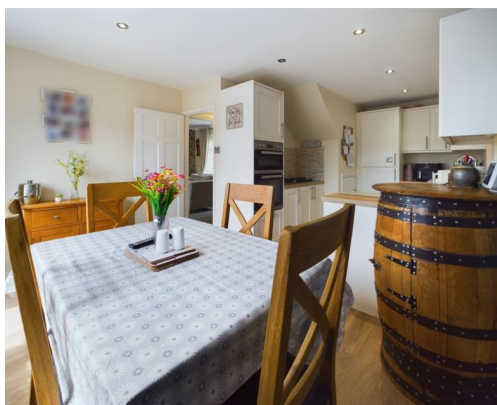


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£265,000



### KEY FEATURES

- Beautifully presented split level house
- Semi detached
- Established residential location
- Single garage and driveway
- Close to local amenities
- Views of the River Severn





# STEP INSIDE



**ENTRANCE HALL:** door and window to front, stairs to lower and first floor.

**LOUNGE:** 15' 11" x 10' 1" (4.85m x 3.07m), dual aspect window to front and patio doors to rear, feature fireplace, tv point, power points.

**DINING ROOM:** 11' 10" x 8' 1" (3.60m x 2.46m), picture window and door to rear, open plan to

**KITCHEN:** 11' 1" x 10' 9" (3.38m x 3.27m), fitted with an extensive range of colour coded base and eye level units, worktop space, tiled splashbacks, single drainer sink unit, integrated fridge/freezer & washing machine, power points, window to side, gas hob, electric oven and grill.

**STAIRS TO FIRST FLOOR LANDING**

GROUND FLOOR  
650 sq.ft. (60.4 sq.m.) approx.

1ST FLOOR  
369 sq.ft. (34.2 sq.m.) approx.



TOTAL FLOOR AREA : 1018 sq.ft. (94.6 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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BEDROOM ONE: 11' 11" x 8' 11" (3.63m x 2.72m), window to rear with River Severn view, radiator.

BEDROOM THREE: 10' 2" x 6' 1" (3.10m x 1.85m), window to front, radiator.

BEDROOM TWO: 10' 2" x 9' 10" (3.10m x 2.99m), window to rear with River Severn view, radiator.

BATHROOM: luxury four piece suite comprising panelled bath with shower attachment, WC, wash hand basin in vanity unit, shower cubicle, window to side.



# STEP OUTSIDE



**OUTSIDE:** to the front a sloping lawned garden with path and railings, brick paved driveway providing off road parking leading to the Garage. Pathway to rear garden with raised paved private patio, lower lawned garden, upper pergola and lower Jacuzzi room, outside lighting and water supply.

**GARAGE:** 16' 4" x 8' 5" (4.97m x 2.56m), up and over door to front.

**JACUZZI ROOM:** 10' 0" x 9' 8" (3.05m x 2.94m), patio doors to side.

## INFORMATION

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







## DIRECTIONS

What 3 Words- [///shade.chats.snowmen](#)





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		85
(81-91)	B		
(69-80)	C		68
(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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