



LYDNEY

Guide price **£239,995**



 ARCHER & CO

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3 CHERRY WALK

Lydney, Gloucestershire GL15 5LL



No onward chain
Close to local amenities
Well placed for transport links

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

Radiator, storage cupboard, stairs off.

LOUNGE (4.24m x 3.32m) ((13'11" x 10'11"))

Picture window to front, nice and spacious.

DINING ROOM (3.02m x 2.97m) ((9'11" x 9'9"))

patio doors to rear, radiator, open plan.

KITCHEN (3.02m x 2.39m) ((9'11" x 7'10"))

Window and door to rear, fitted with a range of Oak fronted base and eye level units, worktop space, tiled splashbacks, single drainer sink unit, gas hob, electric oven and grill, extractor hood, power points.

CLOAKROOM

window to front, WC, wash hand basin.

BEDROOM ONE (4.24m x 3.48m) ((13'11" x 11'5"))

Picture window to front, radiator, large space for customisation.

BEDROOM TWO (3.48m x 3.02m) ((11'5" x 9'11"))

picture window to rear, radiator, very customisable.

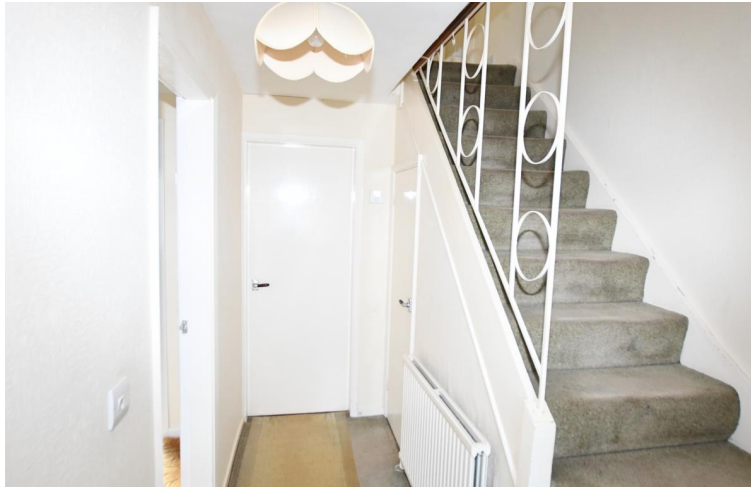
BEDROOM THREE (3.20m x 2.77m) ((10'6" x 9'1"))

Picture window to front, radiator.

BATHROOM

With modern three piece suite, tiled splashbacks, window to rear.

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KEY FEATURES

- No onward chain
- Open plan dining room/ kitchen
- Three bedrooms
- Large landscaped garden
- Close to local amenities
- Well placed for transport links

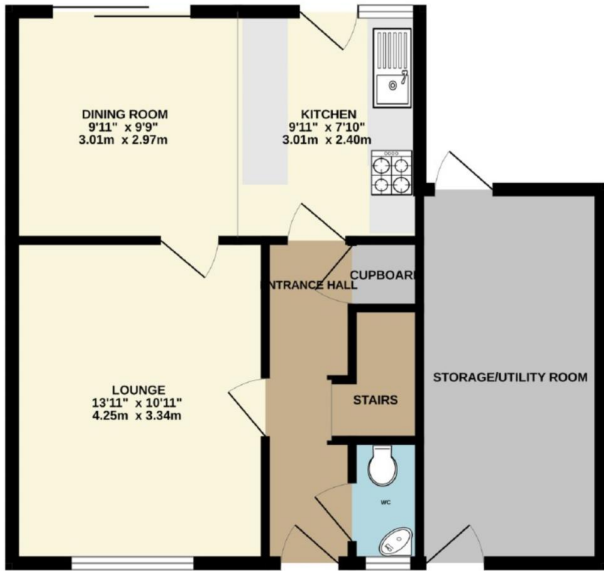


To the front garden, a dwarf wall and rockery, steps down to the front door, small potting shed and external access to Utility, driveway providing off road parking and access to the Garage. The main garden lies to the rear with a Southerly aspect and view in part, paved patio, upper lawned garden, lower ornamental garden, garden shed, outside lighting and water.

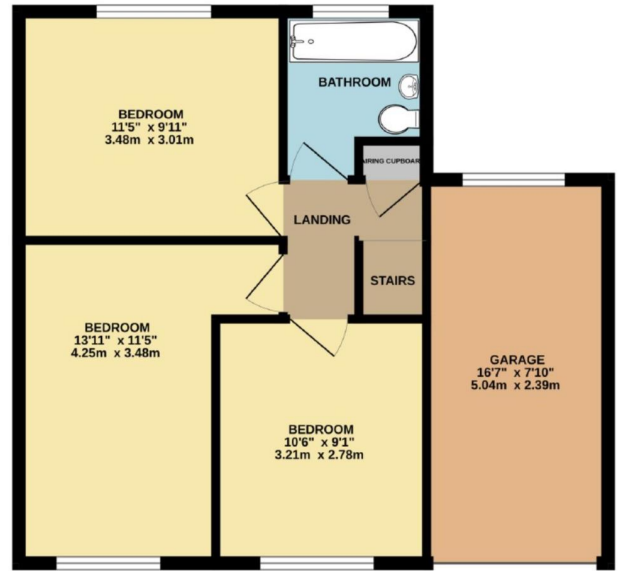
To the storage/ utility room (external access only) there are doors to front and rear, gas boiler (not tested), plumbing for washing machine, power points. The garage is above this room, with an up and over door and a window to the rear.



GROUND FLOOR
546 sq.ft. (50.8 sq.m.) approx.



1ST FLOOR
550 sq.ft. (51.1 sq.m.) approx.



TOTAL FLOOR AREA: 1096 sq.ft. (101.8 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- ///conforms.blogs.asset



INFORMATION

Postcode: GL15 5LL
Tenure: Freehold
Tax Band: C
Heating:
Drainage: Mains
EPC: C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		84
(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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