



LYDNEY

Guide price **£240,000**



 ARCHER & CO

www.archerandco.com

To book a viewing call 01594 715888

12 FOREST ROAD

Lydney, Gloucestershire GL15 5LB



Two-bedroom, semi-detached home
Modernised to a high standard throughout
Off road parking

Lydney is a charming town located on the edge of the Forest of Dean, offering a perfect blend of natural beauty and modern convenience. The town has a rich history, with plenty of local amenities including shops, restaurants, and schools. Its location provides easy access to stunning countryside walks, as well as excellent transport links to nearby cities such as Gloucester and Bristol. Lydney also has a strong sense of community, making it an ideal place to call home.



Guide price
£240,000



KEY FEATURES

- Semi-detached home
- Two double bedrooms
- Modernised to a high standard throughout
- Off road parking
- Two reception rooms



STEP INSIDE



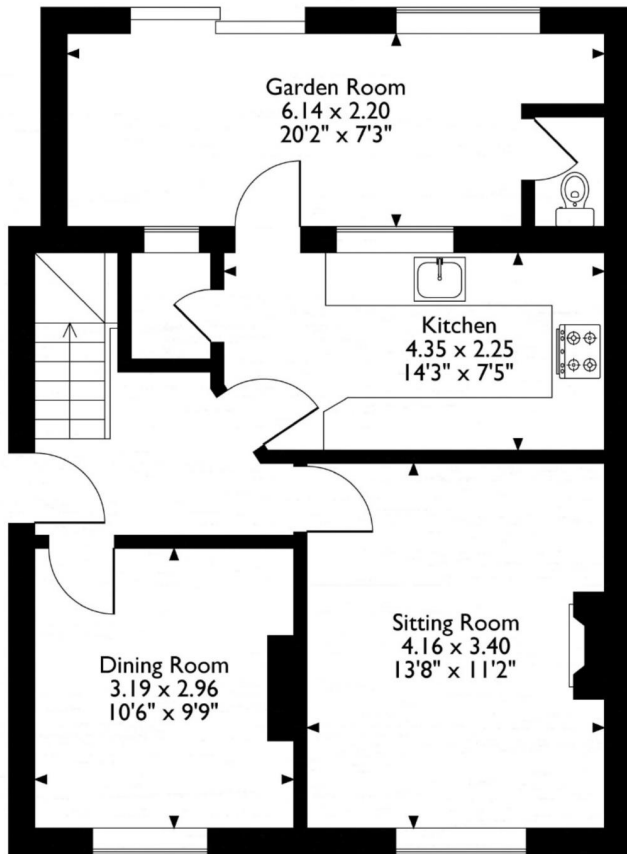
Upon entering, you are welcomed into a spacious hallway, which provides access to the lounge, kitchen, and study. The hallway also features stairs leading to the first floor.

The lounge is generously sized, with a large window overlooking the front of the property, and a charming feature fireplace that adds character to the space.

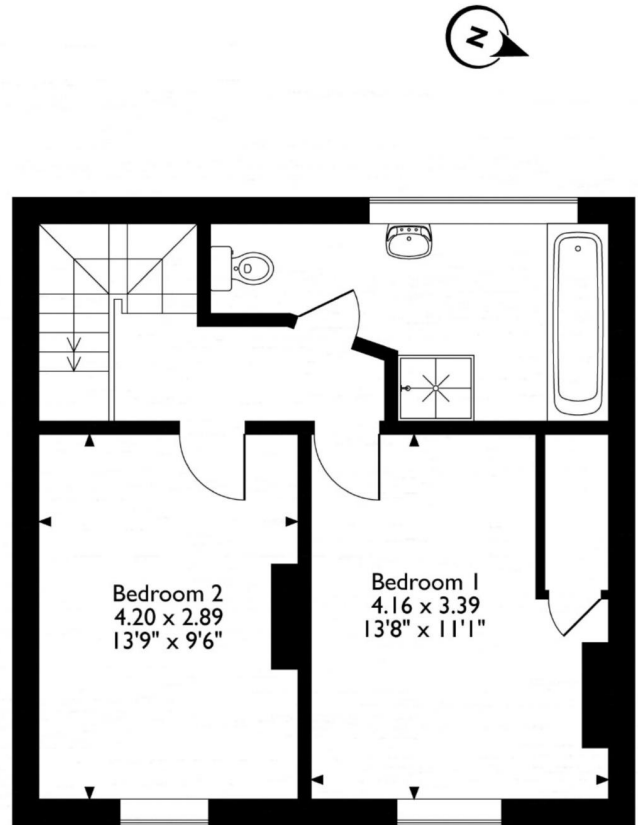
Adjacent to the lounge is a versatile study, which also overlooks the front. This room can easily be adapted to suit your needs, whether as a home office, playroom, or even a third bedroom.

The modern kitchen is a standout feature, equipped with high-quality fitted appliances and ample cabinetry, including a pantry for additional storage.

Approximate Gross Internal Area 101 Sq M/1087 Sq Ft



Ground Floor



First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

From the kitchen, a door leads into the sunroom, a bright and airy space with sliding doors that open out to the garden - perfect for entertaining. This room also provides access to a convenient downstairs WC.

On the first floor, you'll find two well-proportioned double bedrooms, both offering comfortable spaces for relaxation.

The family bathroom is truly impressive, featuring a luxurious four-piece suite, underfloor heating and beautiful tiling. The landing also provides easy access to the loft, offering valuable additional storage, or conversion (subject to planning permission).

STEP OUTSIDE



Externally, the property boasts an attractive driveway with off-road parking at the front.

The rear garden is spacious and thoughtfully designed, with paved areas, raised planters, and a shed for storage. Gated side access provides easy entry to the front of the property.

INFORMATION

Postcode: GL15 5LB
Tenure: Freehold
Tax Band: B
Heating: Gas
Drainage: Mains
EPC: C





DIRECTIONS

From The High Street heading in the Chepstow direction take a right onto Forest Road where you will find the property on your left hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		84
(81-91)	B		
(69-80)	C	72	
(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	

52 Broad Street, Ross-on-Wye, HR9 7DY
 01594 715888
 forest@archerandco.com
 www.archerandco.com



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.