



LYDNEY

Guide price **£175,000**



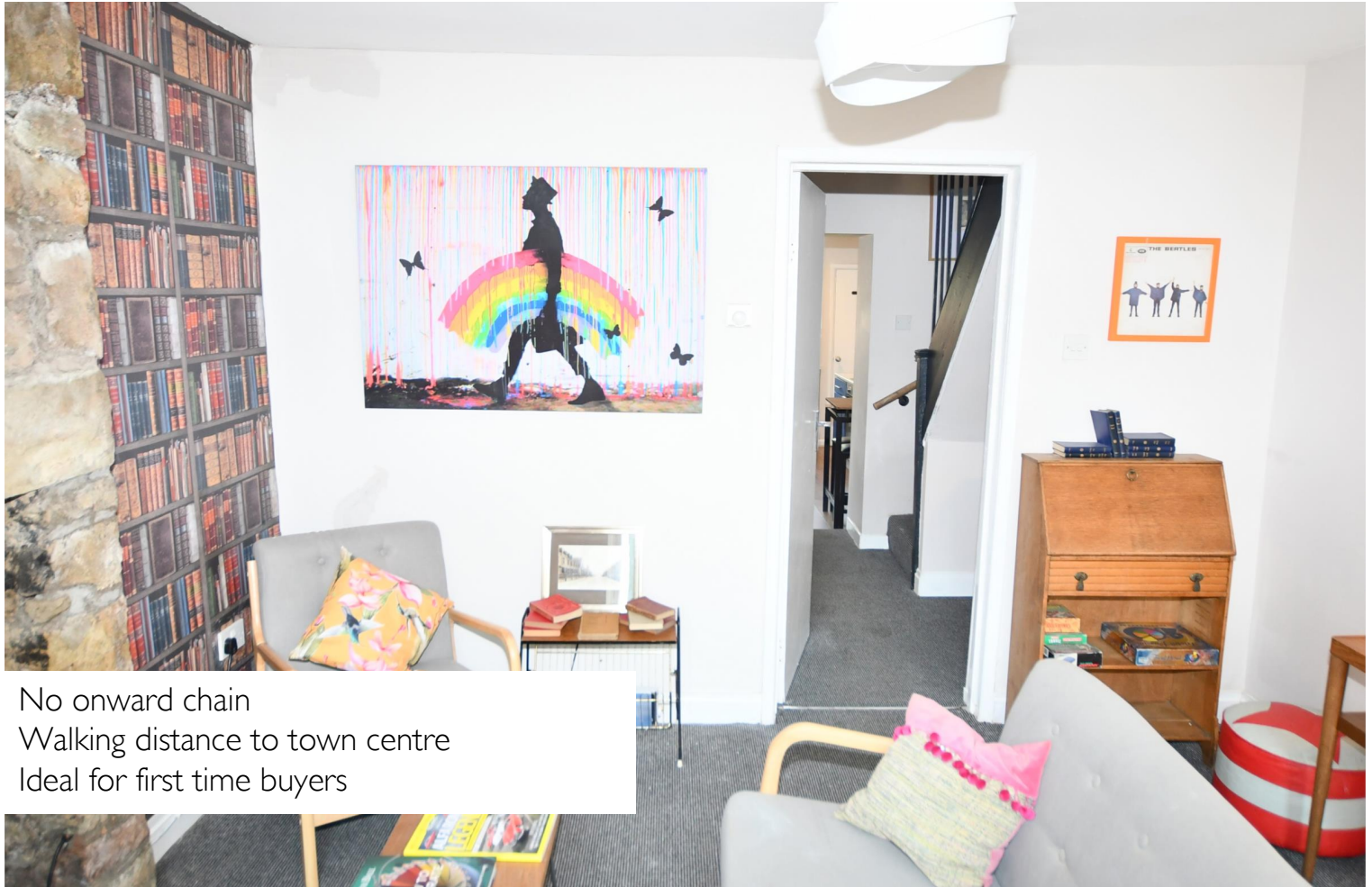
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# 53 QUEEN STREET

Lydney, Gloucestershire GL15 5LZ



No onward chain  
Walking distance to town centre  
Ideal for first time buyers

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.

## LOUNGE (3.19m x 3.53m) (10'6" x 11'7")

Upvc window to front, designer radiator, feature stone fireplace with modern electric wood burner fire.

## KITCHEN/ BREAKFAST ROOM (4.85m x 2.62m) (15'11" x 8'7")

Dual aspect upvc windows to rear and side, laminate wood effect flooring, fitted with a range of base units, worktop space, white composite sink unit with extending pull-out mixer tap, tiled splashbacks, space for washing machine, integrated electric oven and four ring hob, kitchen area with spotlights, walk-in pantry with shelving, vertical radiator, door to rear garden - highly specified throughout.

## BATHROOM

Upvc window to rear, tile effect vinyl flooring, modern white suite comprising of a panelled bath with mixer tap and power shower, low level WC, wash hand basin with integrated bathroom cabinet, tiled splashbacks, chrome effect heated towel rail.

## BEDROOM ONE (2.73m x 3.40m) (8'11" x 11'2")

Upvc window to front, radiator, cupboard housing Worcester combi boiler, power points.

## BEDROOM TWO (2.58m x 2.62m) (8'6" x 8'7")

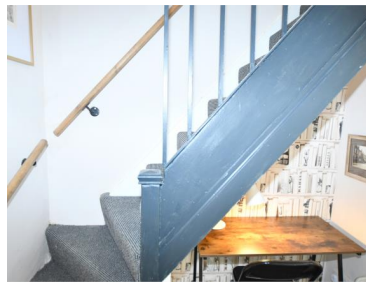
Upvc window to rear, radiator, power points.

Guide price  
**£175,000**

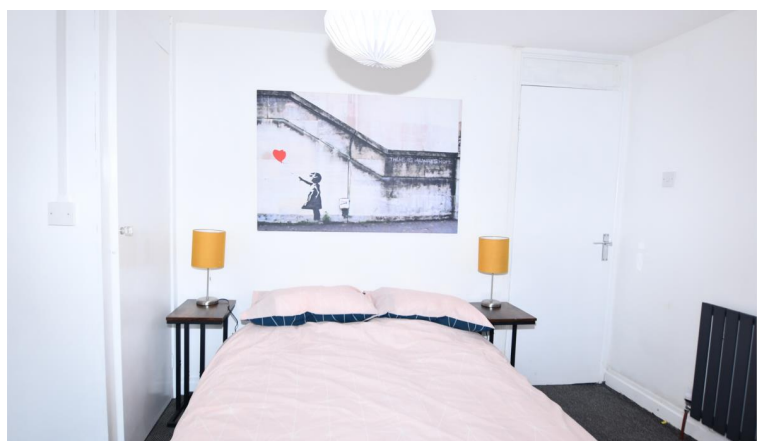


### KEY FEATURES

- No onward chain
- Two bedroom home
- Fitted kitchen
- Walking distance to town centre
- Large rear garden
- Ideal for first time buyers



To the front a Forest stone wall with decorative planting area and hardstanding (suitable for a garden bench or chairs). To the rear recently built wooden decking area with newel posts and decorative sail rope rail, lawn area, enclosed by wooden fence and walled boundaries.





\* This floor plan is for illustration purposes only.

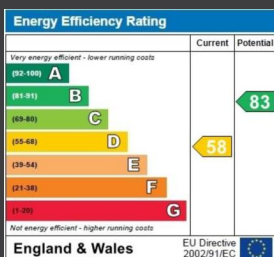
## DIRECTIONS

What3Words- ///cuddling.sands.removers



## INFORMATION

Postcode: GL15 5LZ  
 Tenure: Freehold  
 Tax Band: A  
 Heating: Gas  
 Drainage: Mains  
 EPC: D



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