



LYDNEY

Guide price **£450,000**



www.archerandco.com

To book a viewing call 01594 715888

NEW DWELLING

Springhill View, Lydney, Gloucestershire GL15 5LQ



Under construction by a local developer
Individual three storey house
Four bedrooms (two en-suite)

Under construction by a local developer of high repute this individual three storey house with four bedrooms (two en-suite) situated in a sought after town location in easy walking distance of the town facilities with woodland walks nearby.

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.

To comprise of Entrance Hall, ground floor Cloakroom, Study, Utility, Lounge/Dining room, fitted Kitchen, Three Bedrooms, En-suite and family Bathroom at first floor, Master Bedroom, Dressing Room and En-suite at second floor. The property will benefit from Gas central heating, Solar panels. Underfloor heating at ground floor, off road parking and landscaped garden/patio.

STEP INSIDE

Approximate room measurements:

OPEN PLAN LOUNGE/DINING ROOM/KITCHEN: 6.50m x 7.50m

STUDY: 2.70m x 3.30m (including bay window)

CLOAKROOM: 1.30m x 2.00m

UTILITY: 2.43m x 2.50m

BEDROOM ONE: 4.20m x 3.80m (3m to wardrobe),

EN-SUITE: 1.90m x 2.20m

BEDROOM TWO 2.96m x 3.25m

EN-SUITE- 1.50m x 2.40m

BEDROOM 2 DRESSER - 1.90m x 3.20m

BEDROOM THREE 2.70m x 3.55m

BEDROOM FOUR 2.6-m x 3.00m

FAMILY BATHROOM: 2.20m x 2.80m

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KEY FEATURES

- Under construction by a local developer
- Individual three storey house
- Four bedrooms (two en-suite) Situated in a sought after town location
- Easy walking distance of the town facilities
- Woodland walks nearby



STEP OUTSIDE

Off road parking, landscaped garden/patio.

SERVICES: Gas central heating, solar panels, underfloor heating to ground floor.

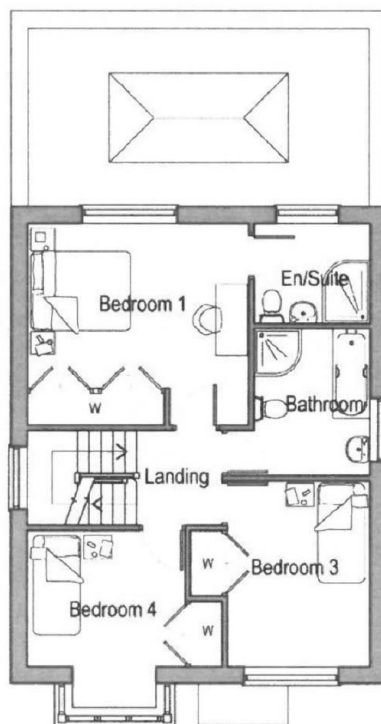
Electric car charger will be installed.

Agents Notes: Due to be completed in July. If purchased early there may be the option to choose kitchen, barrooms, landscaping etc (subject to agreement and cost).

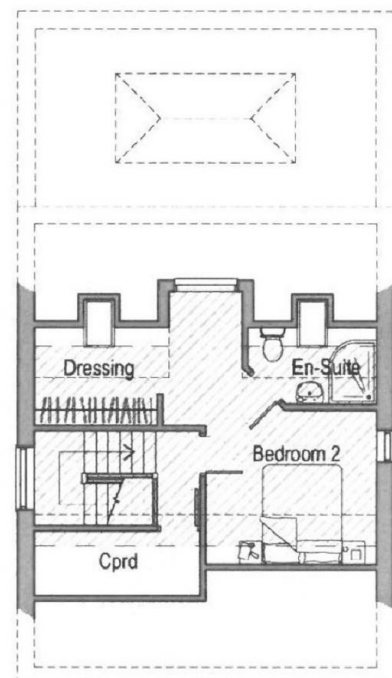




Ground Floor Plan



First Floor Plan



Second Floor Plan

DIRECTIONS

From Lydney, continue through the town take the last left turn before you head up Highfield Hill into Albert Street, continue on this road, the property can be found on you right after the turning for Woodland Rise.



INFORMATION

Postcode: GL15 5LQ
 Tenure: Freehold
 Tax Band: Tbc
 Heating: Gas
 Drainage: Mains
 EPC: Tbc

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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.