



LYDNEY

Guide price £265,000



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17 BLEDISLOE WAY

Lydney, Gloucestershire GL15 5GF



Three-bedroom home over three floors
Modern kitchen with integrated appliances
Enclosed garden and off-road parking

This spacious three-bedroom property is arranged over three floors and provides modern, comfortable living throughout. The standout feature is the generous master bedroom, which occupies the entire top floor and includes a Juliet balcony with views overlooking the park. The home also offers off-road parking, an enclosed rear garden, and is conveniently located within easy reach of major transport links.

Lydney is a charming town on the edge of the Forest of Dean in Gloucestershire, offering a mix of countryside living and modern convenience. It has a range of local shops, schools, and amenities, with excellent transport links by road and rail to Gloucester, Bristol, and South Wales. The nearby forest and river provide great opportunities for outdoor activities and scenic walks.



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KEY FEATURES

- Three-bedroom home over three floors
- Bright lounge with garden access
- Modern kitchen with integrated appliances
- Enclosed garden and off-road parking
- Close to major transport links
- Located in a popular residential location



STEP INSIDE



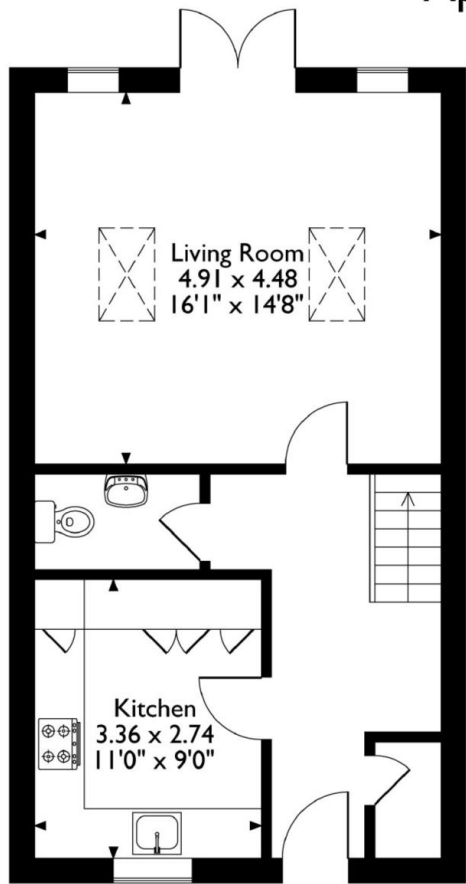
Upon entering through a double-glazed panelled door, you step into the entrance hall, which includes a radiator, stairs leading to the first floor and a useful storage cupboard with shelving and hanging space.

Off the hallway is a cloakroom with a WC, wash hand basin with tiled splashbacks, an extractor fan, and a radiator.

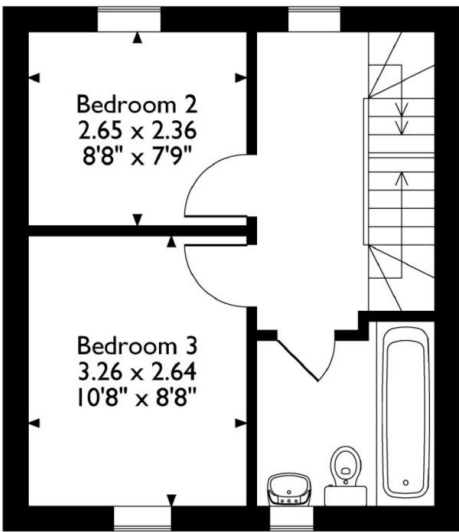
The kitchen features a modern range of units with soft-closing drawers and cabinets, a worktop with a stainless steel sink, and a variety of integrated appliances including a dishwasher, fridge/freezer, double oven, and gas hob. It also houses the wall-mounted gas boiler and offers space for a washing machine. A front-facing double-glazed window lets in plenty of natural light.

At the rear of the property is the lounge, a bright and inviting space and enough room for a dining table and chairs. Two Velux skylights, two rear-facing windows, and double doors open directly into the garden, creating a seamless indoor-outdoor connection.

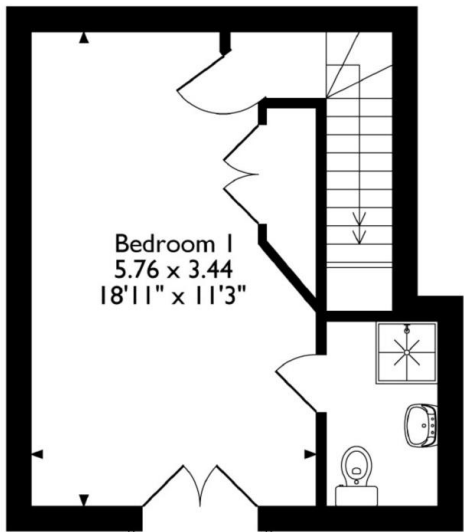
Approximate Gross Internal Area
99 Sq M/1065 Sq Ft



Ground Floor



First Floor



Second 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.

On the first floor, a landing with a rear-facing window leads to two bedrooms. The third bedroom looks out to the back of the property, while the second bedroom faces the front.. The family bathroom on this floor is fitted with a white suite that includes a panelled bath, WC, wash hand basin with mixer tap, a heated towel rail, and a frosted glass window.

The second floor is entirely dedicated to the master bedroom, a spacious and well-appointed room featuring built-in wardrobes with hanging and shelving options, access to loft storage, and a Juliet balcony offering views across the park. The en-suite bathroom includes a W/C, wash basin, shower cubicle, shaver point and light, a radiator, and an extractor fan.

STEP OUTSIDE



Outside, the front of the home provides off-road parking alongside a small lawn and a path leading to the front door. The rear garden is mainly laid to lawn, complemented by a patio seating area and enclosed by fencing for privacy. There is also gated rear access to the property.

INFORMATION

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






DIRECTIONS

From Lydney town centre, head right onto High Street and continue to the roundabout. Take the first exit onto the bypass, go over the railway line, and straight across the first roundabout. At the second roundabout, turn left, then take the first right and the next right again. The property will be on the right-hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		89
(81-91)	B		
(69-80)	C	79	
(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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