



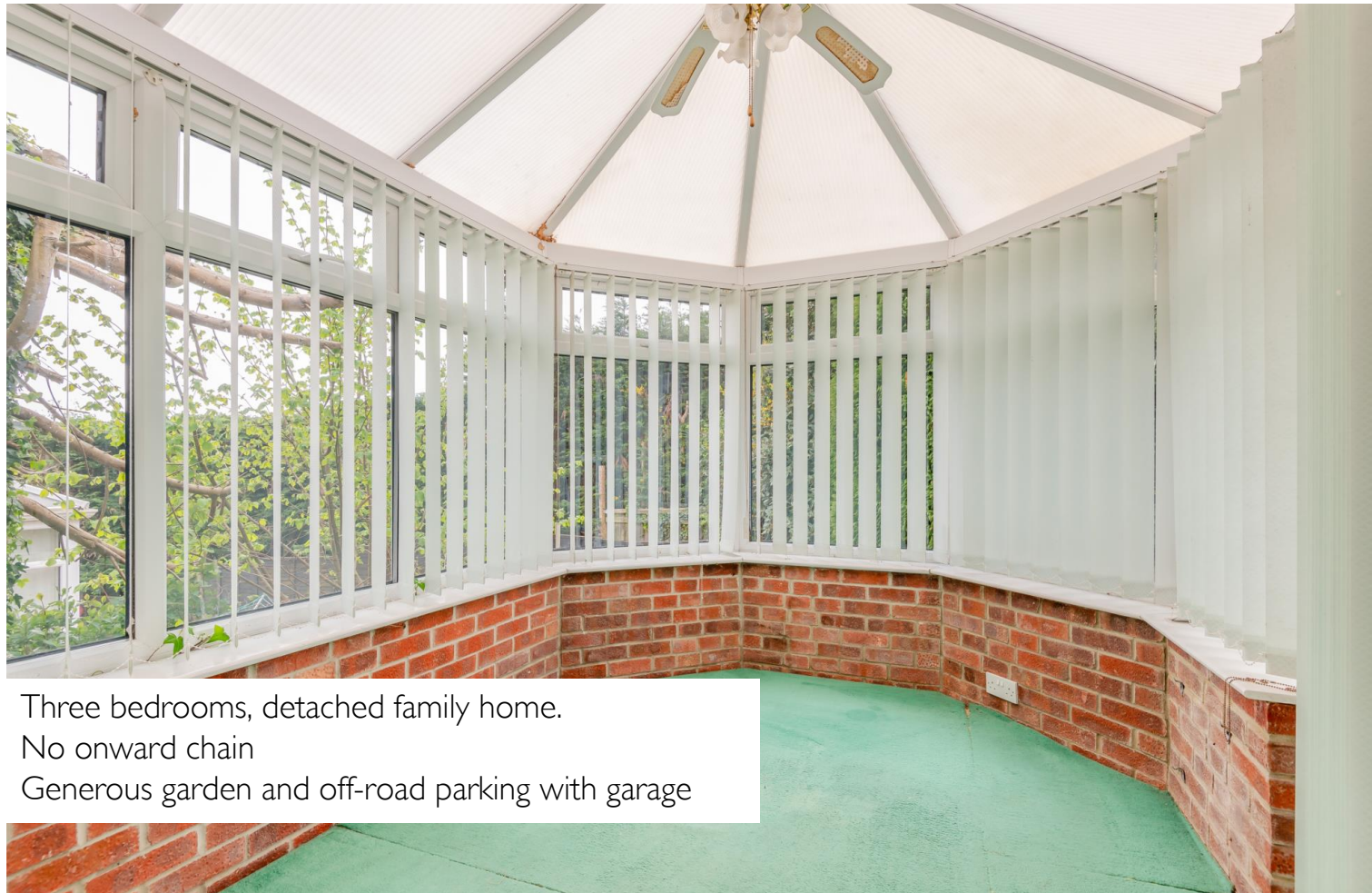
LYDNEY

Guide price **£290,000**



# 73 PRIMROSE WAY

Lydney, Gloucestershire GL15 5SQ



Three bedrooms, detached family home.  
No onward chain  
Generous garden and off-road parking with garage

Situated in an elevated position on the sought-after Primrose Way in Lydney, this delightful three-bedroom detached home is offered to the market with no onward chain. Enjoying off-road parking for two vehicles and a garage accessed via the driveway, this property provides convenience, comfort, and space perfect for families.

Lydney is a charming and historic town located on the edge of the beautiful Forest of Dean in Gloucestershire. Lydney has become an increasingly popular choice for families, professionals, and retirees alike.

The town boasts a welcoming community and a variety of local shops, cafés, supermarkets, and pubs, as well as primary and secondary schools, a leisure centre, and a popular golf course. For those who enjoy the outdoors, Lydney is a gateway to the Forest of Dean, with miles of scenic walking and cycling trails, picnic spots, and outdoor activities.

Transport links are excellent, with Lydney railway station providing direct services to Gloucester, Cheltenham, and Cardiff, while the A48 offers easy road access to the M4 and M5 motorways ideal for commuters.

Combining natural beauty, a rich heritage, and practical conveniences, Lydney is a wonderful place to call home.

## STEP INSIDE

Upon entering, you are welcomed into a bright porch which leads into a well-proportioned lounge. From here, you can access the spacious kitchen and a separate dining room, ideal for entertaining or family meals. A spacious conservatory, just off the dining area, offers additional living space and a lovely view of the rear garden.

Upstairs, the home boasts three generously sized bedrooms and a family bathroom.

Guide price  
£290,000



### KEY FEATURES

- Three-Bedroom Detached Home
- Spacious and well-presented, ideal for families
- Elevated Position, pleasant outlook
- Off-road parking for two vehicles
- Flexible Living Space Includes a lounge, separate dining room, and a bright conservatory



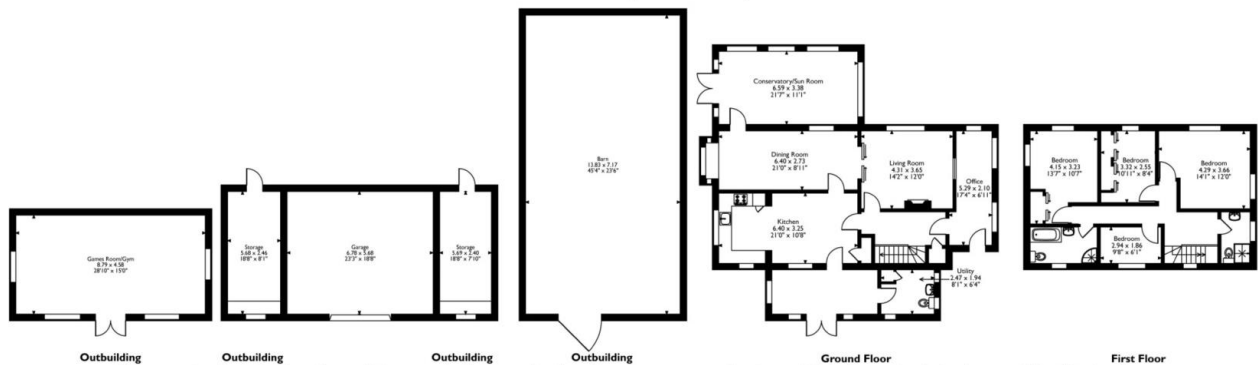
### STEP OUTSIDE

The rear garden is a fantastic size, mainly laid to lawn perfect for children to play or for keen gardeners to enjoy. Whether you're looking to upsize, downsize, or simply relocate to a desirable area, this home ticks all the boxes.

Don't miss your chance to view this wonderful property contact us today to arrange a viewing.



Approximate Gross Internal Area  
Main House = 180 Sq M/1937 Sq Ft  
Outbuilding = 167 Sq M/1799 Sq Ft  
Garage = 39 Sq M/420 Sq Ft  
Total = 386 Sq M/4156 Sq Ft



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.

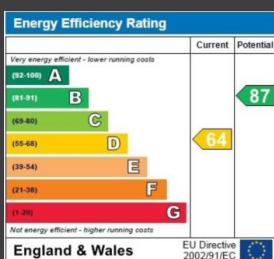
## DIRECTIONS

From Highfield Road turn left onto Albert Street then turn right onto Woodland Rise, follow the road then turn left onto Primrose Way where the property is almost immediately on your left-hand side.



## INFORMATION

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



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.