

**Lot 96**

**48 Fancy Road, Parkend, Lydney,  
Gloucestershire, GL15 4JP**

**By order of a major  
housing association**



All enquiries Ref: Brian Grante



- **Freehold end terrace house requiring updating**
- **Full vacant possession**

**Location:**

The property is situated on Fancy Road in the village of Parkend. Public transport links include Lydney mainline rail station together with a network of local bus services serving the surrounding vicinity. Road links include the B4234 and A48, providing access to Gloucester, Chepstow, and the M4 corridor. Shopping amenities can be found locally within Lydney, with an extensive range of shops, bars and restaurants being found in Chepstow and Gloucester. Recreational pursuits can be found locally at the open spaces of Forest of Dean, Cannop Ponds, and Speech House Lake.

**Accommodation Approx 86m<sup>2</sup> / 922 sq ft):**

First floor: Two bedrooms, bathroom/WC

Ground floor: Entrance hall, reception room, lounge, kitchen, cloakroom, side utility area/room

Outside: Front, side and rear gardens



**EPC rating:** F

**Council Tax Band:** A

**Potential:**

The property may be suitable for a side, rear or loft/mansard conversion for additional accommodation – subject to all consents where necessary.

**To view:**

Strictly by arrangement with the auctioneer. Please see important advice for viewers on page 19 of this catalogue.

