





FREEHOLD

Guide Price £195,000

A WELL PRESENTED TWO BEDROOM END TERRACE PROPERTY IN A POPULAR LOCATION WITH EASY ACCESS TO THE FOREST OF DEAN, CHEPSTOW, WYE VALLEY, THE SEVERN BRIDGE AND THE ASSOCIATED NATIONAL MOTORWAY LINKS.

Property Description

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.

ENTRANCE HALL: stairs to first floor, radiator

CLOAKROOM: two piece suite with WC, wash hand basin, radiator.

STAIRS TO FIRST FLOOR LANDING:

KITCHEN/DINING AREA: 14' 3" x 8' 6" (4.34m x 2.59m), window rear, french doors to rear garden, range of base and eye level units, sink unit, plumbing for washing machine, integrated oven and hob, extractor hood over, radiator and tiled floor.

LOUNGE: 15' 0" x 10' 11" (4.57m x 3.32m), window to front, radiator.

BEDROOM 1: 10' 9" x 9' 8" (3.27m x 2.94m), window to front, radiator.

EN-SUITE: three piece suite with WC, wash hand basin and shower enclosure, radiator.

BEDROOM 2: 14' 3" x 7' 2" (4.34m x 2.18m), window to rear, radiator.

BATHROOM: three piece suite with WC, wash hand basin and bath, radiator.

OUTSIDE: off road parking, side access to rear garden which is laid to lawn, close boarded fence.

SERVICES: mains water, electricity and drainage, gas central heating. **THE SERVICES AND CENTRAL HEATING SYSTEM, WHERE APPLICABLE, HAVE NOT BEEN TESTED.**

VIEWING: BY APPOINTMENT WITH THE OWNERS SOLE AGENTS.

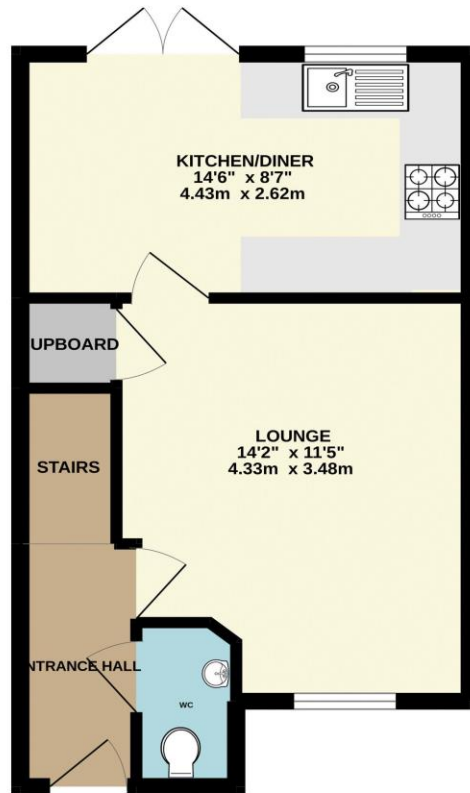
OUTGOINGS: Council Tax Band 'B'.

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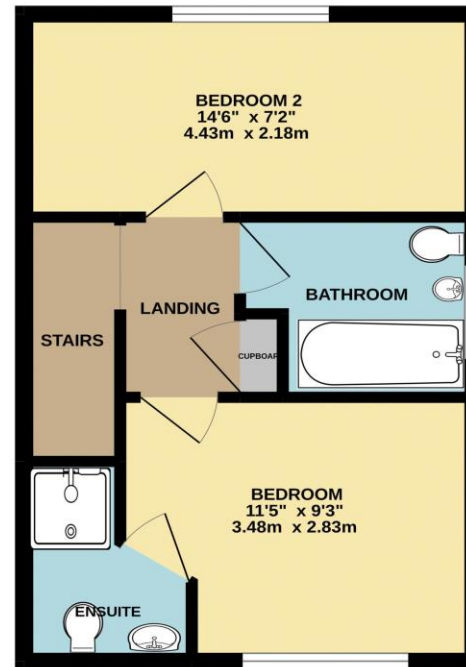
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GROUND FLOOR
352 sq.ft. (32.7 sq.m.) approx.

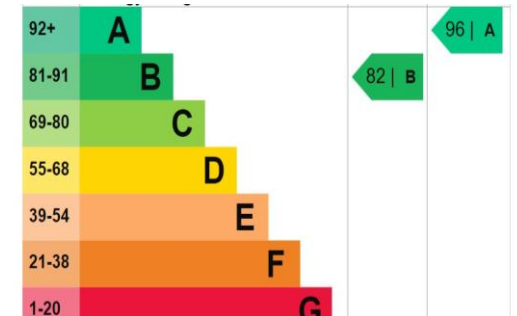


1ST FLOOR
331 sq.ft. (30.7 sq.m.) approx.



TOTAL FLOOR AREA : 683 sq.ft. (63.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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IMPORTANT INFORMATION. These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. We have not tested any fittings, appliances or services within the property and cannot verify them to be in working order or within the vendors ownership. No guarantee can be given with regards to planning consents or fitness for purpose or building regulations relating to the property. Items shown in photographs are NOT necessarily included. Interested parties are advised to check availability and make an appointment to view before travelling to see a property. Intended purchasers should make appropriate enquiries through their own solicitors and surveyors etc. prior to exchange of contracts.

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