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18 Victoria Road, Lydney, GL15 5DG

Guide Price £284,995



FREEHOLD

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AN EXTENDED, SPACIOUS AND FLEXIBLY PLANNED THREE STOREY VICTORIAN TOWN HOUSE WITH SIX BEDROOMS (MASTER EN-SUITE) AND THREE RECEPTION ROOMS - VACANT NO CHAIN

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 off

DINING ROOM: 13' 0" x 10' 10" (3.96m x 3.30m), timber floor, radiator, window, understairs cupboard.

LOUNGE: 13' 0" x 10' 6" (3.96m x 3.20m) into Bay window, radiators, feature fireplace with stove.

KITCHEN: 12' 2" x 8' 5" (3.71m x 2.56m), fitted with a range of colour coded base and eye level units, Range style cooker (available by negotiation), integrated dishwasher, tiled floor, tiled splashbacks, stainless steel cooker hood and splashback, power points.

STUDY/OFFICE: 13' 0" x 5' 4" (3.96m x 1.62m) maximum, Velux roof lights, windows, laminate floor.

UTILITY CORRIDOR: 9' 10" x 7' 9" (2.99m x 2.36m), worktop space, range of wall cupboards, plumbing for automatic washing machine, wall mounted gas boiler (not tested), laminate floor, sun tunnel skylights.

LOBBY: door to side, storage, access to

SHOWER ROOM: double shower, WC, wash hand basin, tiled flooring, tiled splashbacks, heated towel rail.

BEDROOM FIVE (OFF LOBBY): 10' 1" x 9' 11" (3.07m x 3.02m), window to rear with garden outlook, radiator.

BEDROOM SIX: 10' 1" x 7' 1" (3.07m x 2.16m), window to side, radiator.

STAIRS TO FIRST FLOOR LANDING: storage cupboard, stairs to second floor.

BEDROOM TWO: 13' 11" x 10' 11" (4.24m x 3.32m) maximum, 'L' shaped, window to front.

BEDROOM THREE: 13' 0" x 8' 4" (3.96m x 2.54m), window to rear, radiator.

BEDROOM FOUR: 8' 5" x 6' 2" (2.56m x 1.88m), window to rear, radiator.

BATHROOM: three piece suite, shower over bath, wash hand basin, WC, radiator, heated towel rail, tiled floor.

STAIRS TO SECOND FLOOR:

BEDROOM ONE (EN-SUITE): 17' 7" x 9' 7" (5.36m x 2.92m) maximum, sloping roof space in part, roof light to front, window to rear, radiator, power points. EN-SUITE SHOWER ROOM: three piece suite, tiled splashbacks, radiator.

OUTSIDE: to the front a stone path with gravelled area and dwarf wall, a gated flagstone pathway leads to the side of the property giving access to a level lawned garden enclosed by fencing.

SUMMERHOUSE: 16' 0" x 13' 0" (4.87m x 3.96m), with power and lighting.

AGENTS NOTE: the terraced neighbour has a pedestrian right of way via gated access.

SERVICES: all mains. Gas central heating.

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Whilst every attempt has been made to ensure the accuracy of the floor plan 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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81-91	B		
69-80	C		80 C
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39-54	E	53 E	
21-38	F		
1-20	G		

These details are for guidance only and complete accuracy cannot be guaranteed. If there is at 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. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. 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.

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