



The logo for Toombs & Toombs Properties, featuring a stylized house icon above the text. The text 'TOOMBS & TOOMBS' is in a large, bold, serif font, with '&' in a smaller font. Below it, 'PROPERTIES' is in a smaller, sans-serif font, and 'experts in property since 1982' is in an even smaller font.

**TOOMBS  
& TOOMBS**  
PROPERTIES  
experts in property since 1982

12 Allaston Road, Lydney, GL15 5ST

Guide Price £345,000



**FREEHOLD**

**Guide Price £345,000**

**A SPACIOUS FOUR BEDROOM (EN-SUITE) SEMI DETACHED COTTAGE IN AN ENVIABLE LOCATION ADJACENT TO OPEN WOODLAND WALKS**

# 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 PORCH:** fully glazed, door to side, door to

**DINING ROOM: 13' 0" x 12' 7" (3.96m x 3.83m),** laminate wood floor, stairs off, radiator, window to front, open plan to Breakfast area, door to

**LOUNGE: 17' 5" x 13' 0" (5.30m x 3.96m),** feature fireplace, windows to front, radiator.

**KITCHEN/BREAKFAST ROOM: 21' 0" x 11' 8" (6.40m x 3.55m),** kitchen area fitted with a range of base and eye level units, worktop space, tiled splashbacks, tiled floor, radiator, double drainer sink unit, plumbing for dishwasher, power points, window to side, breakfast area with French doors to rear, open plan to

**UTILITY ROOM: 8' 5" x 4' 11" (2.56m x 1.50m),** wall mounted gas boiler (not tested), worktop space, plumbing for automatic washing machine, window and door to front, door to

**CLOAKROOM:** two piece suite, window to side.

**STAIRS TO FIRST FLOOR LANDING:** radiator.

**BEDROOM ONE (EN-SUITE): 17' 0" x 11' 8" (5.18m x 3.55m),** dual aspect windows to front and side, radiator, built-in storage, door to

**EN-SUITE SHOWER ROOM:** , three piece suite, wash hand basin in vanity unit, WC, shower cubicle, window to side, heated towel rail.

**BEDROOM TWO: 13' 0" x 9' 3" (3.96m x 2.82m),** window to front.

**BEDROOM THREE: 9' 10" x 9' 7" (2.99m x 2.92m),** window to front, fitted wardrobe and fitted cupboard.

**BEDROOM FOUR: 8' 0" x 6' 7" (2.44m x 2.01m),** window to rear.

**BATHROOM:** four piece suite comprising panelled bath, corner shower cubicle, wash hand basin, WC, radiator, heated towel rail, window to front.

**OUTSIDE:** to the rear a level and enclosed parking area for several vehicles, steps and railings to rear paved patio area with side walkway through to generous front lawned garden with entertaining area, pergola/decking, storage shed, pedestrian path access to Primrose Hill.

**SERVICES:** all mains. 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 'D'.**

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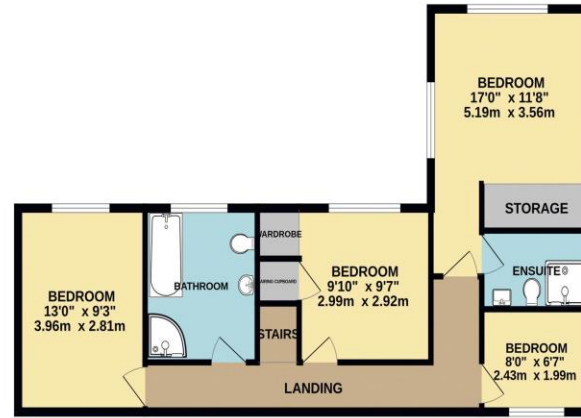
e: [hello@toombs.properties](mailto:hello@toombs.properties)

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GROUND FLOOR  
790 sq.ft. (73.3 sq.m.) approx.



1ST FLOOR  
689 sq.ft. (64.0 sq.m.) approx.



TOTAL FLOOR AREA : 1478 sq.ft. (137.3 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	60 D	
39-54	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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