



The logo for Toombs & Toombs Properties. It features a stylized house icon above the text 'TOOMBS & TOOMBS' in a large, bold, serif font. Below this, the word 'PROPERTIES' is written in a smaller, sans-serif font, followed by the tagline 'experts in property since 1982' in an even smaller font.

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

11 Bledisloe Way, Lydney, GL15 5GF

Offers in the Region Of £249,995



FREEHOLD

**Offers in the Region Of
£249,995**

A WELL PRESENTED, DECEIVINGLY SPACIOUS, THREE BEDROOM SEMI-DETACHED HOUSE IN AN ESTABLISHED LOCATION CONVENIENT TO THE TOWN AND ITS FACILITIES.

Property Description

Lydney town offers a wide range of facilities including a variety of shops, bank, building society, 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.

STORM PORCH:

ENTRANCE HALL: spacious, stairs off.

LOUNGE: 17' 3" x 15' 11" (5.25m x 4.85m) maximum, windows front, french doors rear, feature fireplace, radiators.

KITCHEN/BREAKFAST ROOM: 16' 4" x 9' 4" (4.97m x 2.84m), window front, patio door rear, a range of colour coded modern base and eye-level units, double bowl sink unit, integrated fridgefreezer, gas hob, electric oven and grill, extractor hood and larder.

CLOAKROOM: wash hand basin, WC, radiator.

STAIRS TO LANDING: loft access and store cupboard.

BEDROOM ONE: 9' 4" x 8' 6" (2.84m x 2.59m), window rear, built-in wardrobes.

ENSUITE: 8' 6" x 6' 11" (2.59m x 2.11m), wash hand basin in vanity unit, WC and shower.

BEDROOM TWO: 15' 11" x 10' 9" (4.85m x 3.27m), windows front, radiator. (agents note: potential for second ensuite)

BEDROOM THREE: 10' 7" x 8' 1" (3.22m x 2.46m), window rear, radiator.

FAMILY BATHROOM: three piece suite comprising panel bath, wash hand basin, WC and stainless steel heated towel rail.

OUTSIDE: to the side a brick paved drive and attached garage (approx. 18' x 10') with personal door rear. Agents note: potential to convert. Decking and lawned garden to rear, enclosed. Outside light and water supply.

SERVICES: all mains. Gas central heating. THE SERVICES AND CENTRAL HEATING SYSTEM, WHERE APPLICABLE, HAVE NOT BEEN TESTED.

VIEWINGS: BY APPOINTMENT WITH THE OWNERS AGENTS.

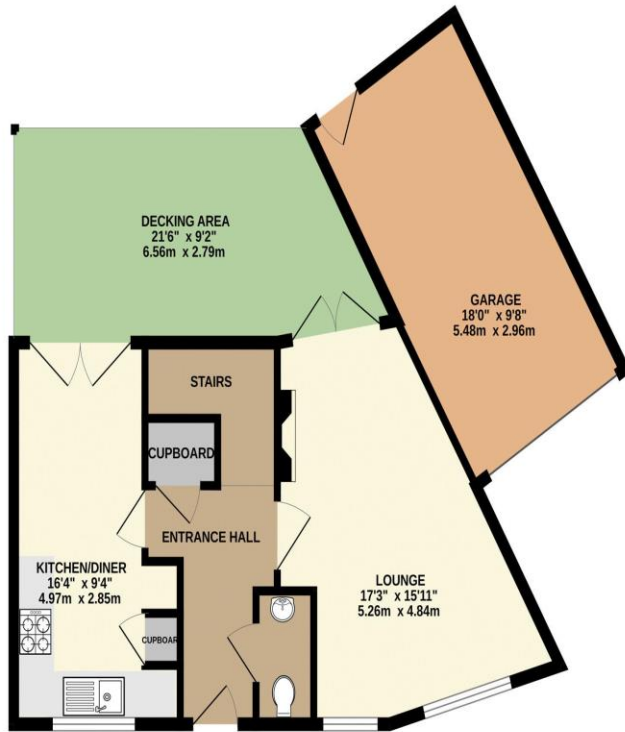
OUTGOINGS: COUNCIL TAX BAND 'C'.

t: 01594 844444

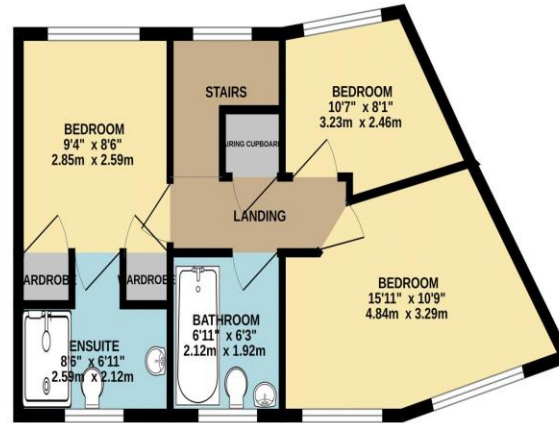
e: hello@toombs.properties

www.toombs.properties

GROUND FLOOR
602 sq.ft. (56.0 sq.m.) approx.



1ST FLOOR
432 sq.ft. (40.1 sq.m.) approx.



TOTAL FLOOR AREA : 1034 sq.ft. (96.1 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.
Made with Metropix ©2023

Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	77 C	
55-68	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.

Claremont House, High Street, Lydney
Gloucestershire GL15 5DX

t: 01594 844444
e: hello@toombs.properties

Residential, commercial & land sales



www.toombs.properties