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**7 Rodley Square, Lydney, GL15 5AZ**

**Guide Price £221,999**





**FREEHOLD**

**Guide Price £221,999**

**AN EXTREMELY WELL PRESENTED, SPACIOUS THREE BEDROOM SEMI DETACHED HOUSE IN A LARGE GARDEN PLOT**

# 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, radiator, under stairs cupboard and larder.

**LOUNGE:** 13' 0" x 12' 7" (3.96m x 3.83m), picture window to rear, radiator, feature fireplace.

**DINING ROOM:** 12' 7" x 10' 7" (3.83m x 3.22m), picture window to rear, radiator, power points.

**KITCHEN:** 7' 3" x 6' 9" (2.21m x 2.06m), window to front, single drainer sink unit, worktop space, tiled splashbacks, range of colour coded base and eye level units, electric oven, hob and grill, wall mounted gas boiler (not tested), door to

**HALLWAY:** doors to front and rear, access to additional WC and storage rooms.

**WC:** 6' 2" x 2' 7" (1.88m x 0.79m), window to front, WC.

**STORAGE ROOM:** window to rear.

**STAIRS TO FIRST FLOOR LANDING:** window to front, airing cupboard.

**BEDROOM ONE:** 13' 0" x 11' 0" (3.96m x 3.35m), window to rear, built-in wardrobes, radiator.

**BEDROOM TWO:** 11' 0" x 10' 7" (3.35m x 3.22m), window to rear, radiator.

**BEDROOM THREE:** 9' 7" x 8' 3" (2.92m x 2.51m), window front, radiator, fitted wardrobe/store cupboard.

**SHOWER ROOM:** 8' 3" x 5' 7" (2.51m x 1.70m), double shower cubicle, wash hand basin, WC, extensive tiled splashbacks, window to side.

**OUTSIDE:** to the front an enclosed small garden area. To the rear generous level garden, sunny aspect, in two sections, garden shed approx. 10' x 8', outside light and water supply, lawned areas, paved patio, ornamental pond.

**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 AGENT.

**OUTGOINGS:** COUNCIL TAX BAND 'B'.

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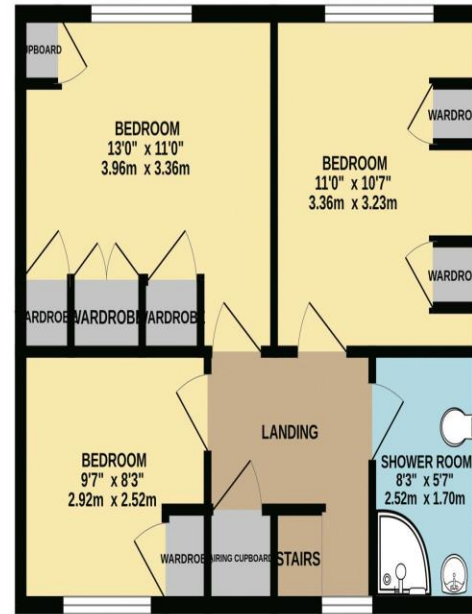
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GROUND FLOOR  
633 sq.ft. (58.8 sq.m.) approx.



1ST FLOOR  
455 sq.ft. (42.3 sq.m.) approx.



TOTAL FLOOR AREA : 1088 sq.ft. (101.1 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.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80   C
55-68	D	66   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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