



The logo for Toombs & Toombs Properties, featuring 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

4 Mount Pleasant, Lydney, GL15 5QE

Guide Price £179,995



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A WELL PRESENTED MID TERRACED VICTORIAN THREE BEDROOM HOUSE IN A CONVENIENT TOWN LOCATION HAVING DOUBLE GLAZING & GAS HEATING. VIEWING ESSENTIAL - OFFERS INVITED

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: to

INNER HALL: stairs off, radiator.

DINING ROOM: 11' 10" x 10' 0" (3.60m x 3.05m), plus Bay window to front, radiator, open plan to

LOUNGE: 12' 0" x 12' 0" (3.65m x 3.65m), French doors to rear, wall mounted gas fire (not tested), radiator, understairs cupboard.

KITCHEN: 8' 0" x 7' 0" (2.44m x 2.13m), fitted with an extensive range of base and eye level units, worktop space, tiled splashbacks, double bowl sink unit, gas hob, electric oven and grill, extractor hood, plumbing for automatic washing machine, tiled floor, radiator, gas boiler (not tested), part glazed door to rear.

STAIRS TO FIRST FLOOR LANDING: radiator, airing cupboard.

BEDROOM ONE: 11' 0" x 9' 0" (3.35m x 2.74m), window to front, radiator.

BEDROOM TWO: 10' 0" x 9' 0" (3.05m x 2.74m), window to rear, radiator.

BEDROOM THREE: 8' 10" x 5' 0" (2.69m x 1.52m), window to front, radiator.

BATHROOM: wash hand basin, panelled bath with shower attachment, tiled splashbacks.

CLOAKROOM (ADJACENT TO BATHROOM): with WC.

OUTSIDE: an enclosed private walled rear garden with paved patio, garden shed approx. 14' x 7' with power and lighting, outside light and water, raised flower beds.

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 'B'.

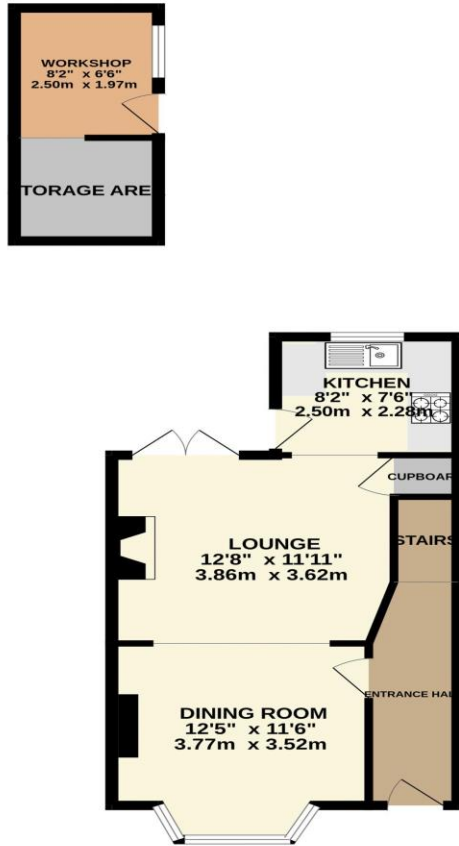
TENURE: Leasehold. 998 year lease from June 1899.

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GROUND FLOOR
503 sq.ft. (46.7 sq.m.) approx.



1ST FLOOR
398 sq.ft. (37.0 sq.m.) approx.



TOTAL FLOOR AREA : 901 sq.ft. (83.7 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		89 B
69-80	C	71 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.

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