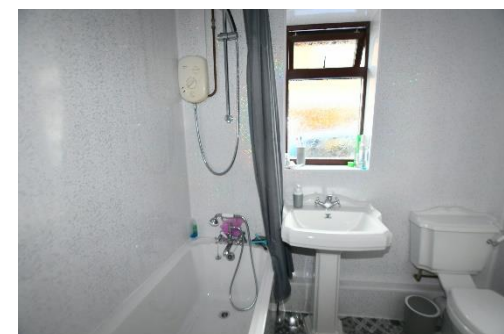




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10 Primrose Way, Lydney, GL15 5SQ

Offers in Excess of £210,000



FREEHOLD

**Offers in Excess of
£210,000**

**A WELL PRESENTED SEMI DETACHED TWO BEDROOM BUNGALOW IN A SOUGHT
AFTER RESIDENTIAL LOCATION, SOUTHERLY ASPECT WITH RIVER SEVERN VIEW IN
PART, CLOSE TO 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 HALL: loft access, radiator, airing cupboard.

LOUNGE: 11' 3" x 10' 11" (3.43m x 3.32m), picture window to front, radiator.

KITCHEN: 9' 3" x 8' 8" (2.82m x 2.64m), window and part glazed door to rear, fitted with a range of modern base and eye level units, single drainer sink unit, plumbing for automatic washing machine, tiled splashbacks, radiator, larger cupboard, wall mounted gas boiler (not tested).

BEDROOM ONE: 11' 3" x 10' 1" (3.43m x 3.07m), window to rear, radiator.

BEDROOM TWO: 9' 3" x 7' 11" (2.82m x 2.41m), window to front with River Severn view in part, radiator.

BATHROOM: 7' 3" x 6' 10" (2.21m x 2.08m), modern three piece suite, bath with shower attachment, radiator.

OUTSIDE: to the front an easy maintenance gravelled area, driveway providing parking for several motor vehicles leading to the garage. The rear garden with paved patio, retaining wall and steps to pond, upper garden area with greenhouse and further sectioned garden areas (ready for cultivation), enclosed by close boarded fencing, pleasant views and sunny aspect, outside water supply.

GARAGE: 17' 1" x 9' 5" (5.20m x 2.87m), up and over door, window and door to side.

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

VIEWING: BY APPOINTMENT WITH THE OWNERS AGENTS.

OUTGOINGS: COUNCIL TAX BAND B.

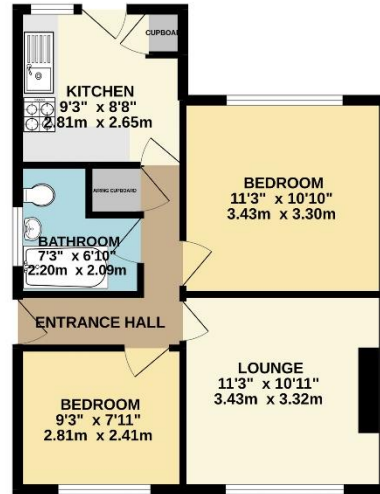
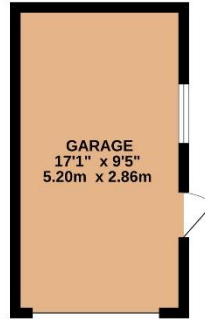


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GROUND FLOOR
647 sq.ft. (60.1 sq.m.) approx.



TOTAL FLOOR AREA: 647 sq.ft. (60.1 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
82+	A		
71-81	B		83 a
69-70	C	69 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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