





**FREEHOLD**

**Guide Price £219,995**

**A DETACHED TWO BEDROOM BUNGALOW WITH NO ONWARD CHAIN SITUATED  
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:** door to side, radiator.

**LOUNGE:** 19' 0" x 11' 7" (5.79m x 3.53m), picture window to front, radiator, power points, feature fireplace.

**KITCHEN:** 8' 4" x 6' 11" (2.54m x 2.11m), window to front, glazed door to side, fitted with an extensive range of modern base and eye level units, worktop space, tiled splashbacks, single drainer sink unit, built-in gas hob, oven, grill and extractor hood, plumbing for automatic washing machine, power points, tiled floor.

**BEDROOM ONE:** 11' 10" x 10' 11" (3.60m x 3.32m), window to rear.

**BEDROOM TWO:** 9' 0" x 8' 4" (2.74m x 2.54m), window to rear.

**SHOWER ROOM:** walk-in double shower cubicle, wash hand basin in vanity unit, window to side, airing cupboard, radiator, tiled floor.

**CLOAKROOM:** window to side, WC.

**OUTSIDE:** to the front a lawned garden, generous driveway providing off road parking for several vehicles. To the rear an enclosed garden with sunny aspect, paved patio, outside lighting and water supply.

**DETACHED GARAGE:** 17' 11" x 9' 4" (4.57m x 3.05m), with up and over door.

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

**VIEWING:** BY APPOINTMENT WITH THE OWNERS SOLE AGENTS.

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

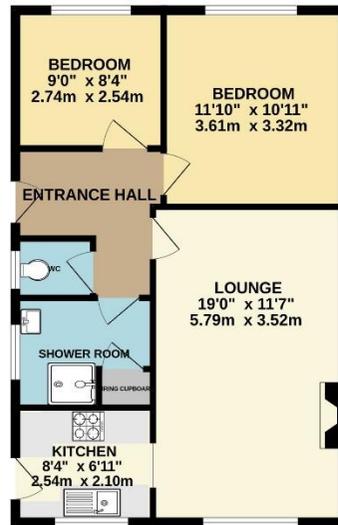
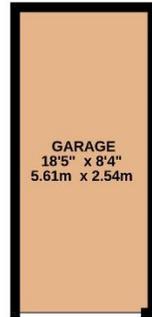


t: 01594 844444

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

[www.toombs.properties](http://www.toombs.properties)

GROUND FLOOR  
762 sq.ft. (70.8 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA: 762 sq.ft. (70.8 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 Meropix ©2023

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