



**TOOMBS
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39 Spring Meadow Road, Lydney, GL15 5LF

Guide Price £245,000



FREEHOLD

Guide Price £245,000

A TRADITIONALLY PLANNED MODERN THREE BEDROOM FAMILY HOME IN A CONVENIENT TOWN LOCATION WITHIN WALKING DISTANCE TO THE SHOPS, BATHURST PARK AND TRAIN STATION

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.

STORM PORCH: to

ENTRANCE HALL: stairs off.

LOUNGE: 15' 10" x 11' 4" (4.82m x 3.45m), window to front, French doors to rear, feature fireplace. door to kitchen,

DINING ROOM: 12' 8" x 10' 9" (3.86m x 3.27m), window to front, radiator, open plan to

KITCHEN: 14' 3" x 9' 5" (4.34m x 2.87m), window to side, fitted with a range of base and eye level units, wall mounted gas boiler (not tested), single drainer sink unit, gas cooker point, radiator, understairs cupboards, power points, door to

UTILITY ROOM: 7' 10" x 6' 10" (2.39m x 2.08m), patio doors to rear, door to

CLOAKROOM: with WC.

STAIRS TO FIRST FLOOR LANDING:

BEDROOM ONE: 15' 10" x 11' 4" (4.82m x 3.45m), window to front with view, feature period fireplace, built-in wardrobe.

BEDROOM TWO: 10' 9" x 8' 10" (3.27m x 2.69m), window to side, radiator.

BEDROOM THREE: 8' 4" x 7' 0" (2.54m x 2.13m), under eaves storage, radiator.

BATHROOM: modern three piece suite, shower over bath, tiled splashbacks, window to rear.

OUTSIDE: to the front a sloping lawned garden, side access path to the rear garden with steps and retaining wall to large lawned garden with views towards the River Severn from the top section (in part).

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'.

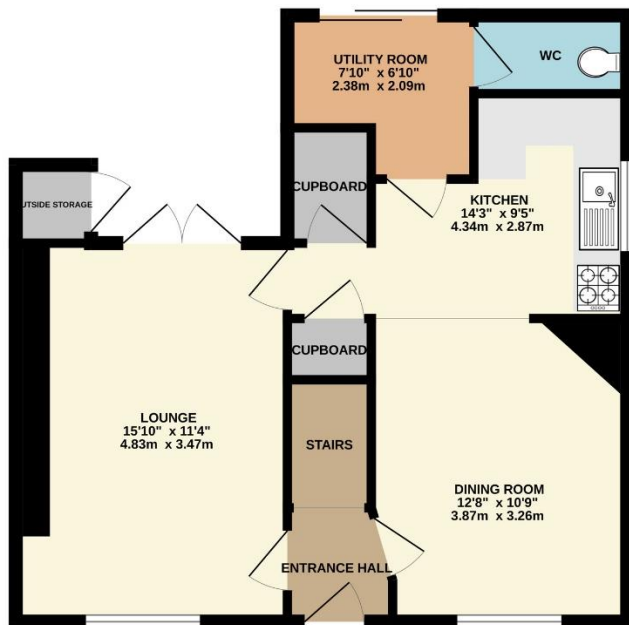


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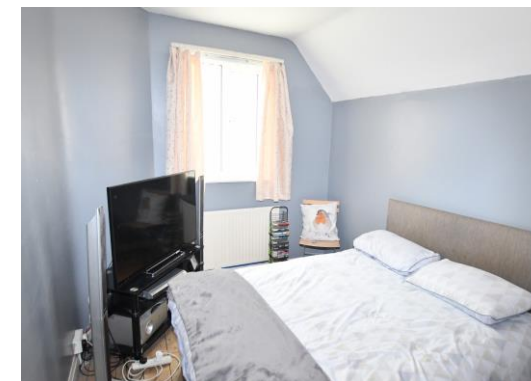
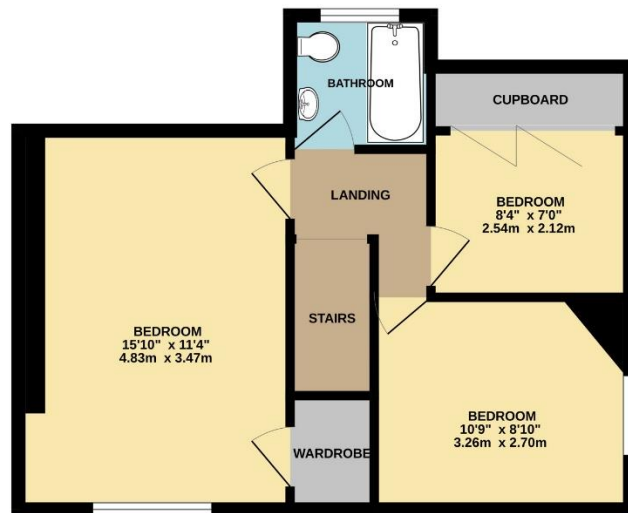
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GROUND FLOOR
532 sq.ft. (49.5 sq.m.) approx.



1ST FLOOR
443 sq.ft. (41.1 sq.m.) approx.



TOTAL FLOOR AREA : 975 sq.ft. (90.6 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		87 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

IMPORTANT INFORMATION. These details are for guidance only and complete accuracy cannot be guaranteed. If there is 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. We have not tested any fittings, appliances or services within the property and cannot verify them to be in working order or within the vendors ownership. No guarantee can be given with regards to planning consents or fitness for purpose or building regulations relating to the property. 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. Intended purchasers should make appropriate enquiries through their own solicitors and surveyors etc. prior to exchange of contracts.

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