



 **TOOMBS
& TOOMBS**
PROPERTIES
experts in property since 1982

53 Queen Street, Lydney, GL15 5LZ

Guide Price £175,000



FREEHOLD

Guide Price £175,000

A RECENTLY RENOVATED AND REFURBISHED END TERRACED TWO BEDROOM COTTAGE WITH NO ONWARD CHAIN - VIEWING HIGHLY ADVISED. IDEAL FOR THE FIRST TIME BUYER OR HOLIDAY HOME.

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: upvc door to

LOUNGE: 10' 6" x 11' 7" (3.19m x 3.53m), upvc window to front, designer radiator, feature stone fireplace with modern electric wood burner fire.

INNER HALLWAY/STUDY AREA: stairs off.

KITCHEN/BREAKFAST ROOM: 15' 11" x 8' 7" (4.85m x 2.62m), dual aspect upvc windows to rear and side, laminate wood effect flooring, fitted with a range of base units, worktop space, white composite sink unit with extending pull-out mixer tap, tiled splashbacks, space for washing machine, integrated electric oven and four ring hob, kitchen area with spotlights, walk-in pantry with shelving, vertical radiator, door to rear garden - highly specified throughout.

BATHROOM: 6' 11" x 5' 5" (2.10m x 1.64m), upvc window to rear, tile effect vinyl flooring, modern white suite comprising of a panelled bath with mixer tap and power shower, low level WC, wash hand basin with integrated bathroom cabinet, tiled splashbacks, chrome effect heated towel rail.

STAIRS TO FIRST FLOOR LANDING: loft access.

BEDROOM ONE: 8' 11" x 11' 2" (2.73m x 3.40m), upvc window to front, radiator, cupboard housing Worcester combi boiler, power points.

BEDROOM TWO: 8' 6" x 8' 7" (2.58m x 2.62m), upvc window to rear, radiator, power points.

OUTSIDE: to the front a Forest stone wall with decorative planting area and hardstanding (suitable for a garden bench or chairs). To the rear recently built wooden decking area with newel posts and decorative sail rope rail, lawn area, enclosed by wooden fence and walled boundaries.

SERVICES: all mains. Gas central heating (new boiler fitted with 5 year guarantee). **THE SERVICES AND CENTRAL HEATING SYSTEM, WHERE APPLICABLE, HAVE NOT BEEN TESTED.**

VIEWING: BY APPOINTMENT WITH THE OWNERS SOLE AGENTS.

OUTGOINGS: COUNCIL TAX BAND 'A'.



t: 01594 844444

e: hello@toombs.properties

www.toombs.properties



* This floor plan is for illustration purposes only.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	58 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.

Claremont House, High Street, Lydney
Gloucestershire GL15 5DX

t: 01594 844444
e: hello@toombs.properties

Residential, commercial & land sales



www.toombs.properties