



The logo for Toombs & Toombs Properties, featuring a stylized house icon above the text. The text 'TOOMBS & TOOMBS' is in a large, bold, serif font, with '&' in a smaller font. Below it, 'PROPERTIES' is in a smaller, bold, sans-serif font, and 'experts in property since 1982' is in an even smaller, regular, sans-serif font.

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

**6 The Folders, Naas Lane, Lydney, GL15 5UB**

**Offers in the Region Of £235,000**



**FREEHOLD**

**Offers in the Region Of  
£225,000**

**A SPACIOUS SEMI DETACHED TWO BEDROOM HOUSE IN A QUIET CUL DE SAC  
LOCATION SITUATED WITHIN A SHORT WALK OF LYDNEY TOWN AND ITS FACILITIES  
WITH NO ONWARD CHAIN**

# 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:** doors to Lounge and Kitchen.

**LOUNGE/DINING ROOM: 17' 2" x 13' 7" (5.23m x 4.14m),** patio doors to rear, stairs off, radiator, feature fireplace.

**KITCHEN:** window to front, fitted with a range of base and eye level units, single drainer sink unit, tiled splashbacks, built-in oven, hob, grill and hood, radiator, wall mounted gas boiler (not tested).

**STAIRS TO LANDING:** storage cupboards and airing cupboard.

**BEDROOM ONE: 13' 7" x 8' 8" (4.14m x 2.64m),** window to front, radiator, built-in wardrobes.

**BEDROOM TWO: 13' 7" x 8' 8" (4.14m x 2.64m),** window to rear, radiator.

**BATHROOM:** modern three piece suite, window to side.

**OUTSIDE:** to the front a brick paved parking area, small lawned garden, side access to enclosed level rear garden with stone retaining wall, lawn and patio having a sunny southerly aspect. There is a second parking area for the property, opposite the main house, a matter of a few metres away.

**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'.**

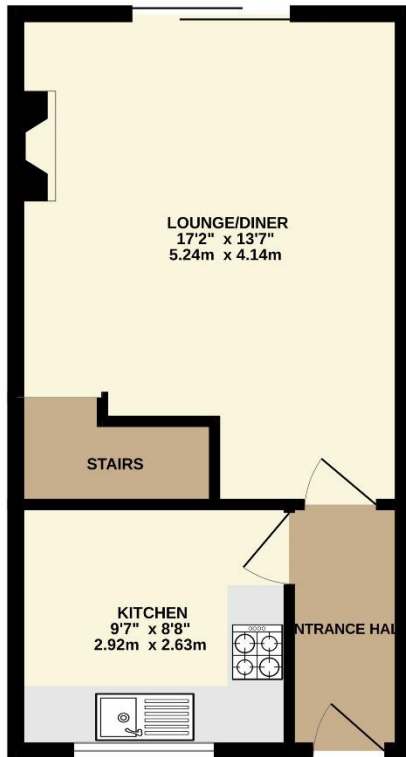


t: 01594 844444

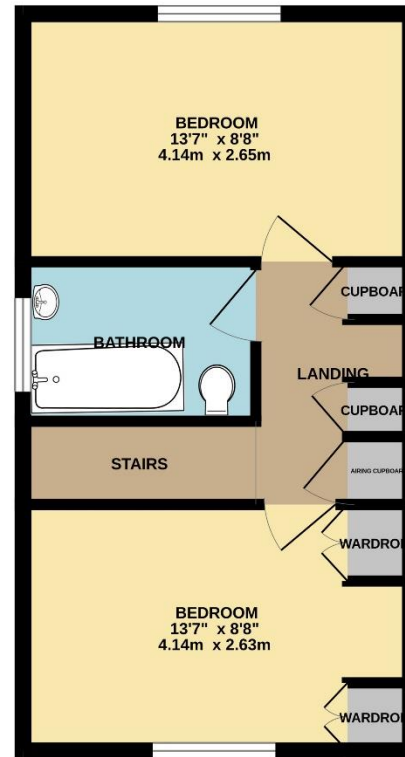
e: [hello@toombs.properties](mailto:hello@toombs.properties)

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

GROUND FLOOR  
346 sq.ft. (32.2 sq.m.) approx.



1ST FLOOR  
351 sq.ft. (32.6 sq.m.) approx.



TOTAL FLOOR AREA: 697 sq.ft. (64.8 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 Metroplex 6/2024.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	70 C	
55-68	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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