



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

**10 Forest Road, Lydney, GL15 5LB**

**Guide Price £214,995**



**FREEHOLD**

**Guide Price £214,995**

**A SEMI DETACHED SPACIOUS TWO BEDROOM FAMILY HOUSE WITH NO ONWARD CHAIN - OFFERS ARE INVITED**

# 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:** stairs off, radiator, store cupboard.

**LOUNGE:** 21' 0" x 13' 6" (6.40m x 4.11m), windows to front, radiator, feature fireplace.

**KITCHEN:** 14' 1" x 7' 8" (4.29m x 2.34m), fitted with a range of base and eye level units, worktop space, single bowl sink unit, cooker hood, gas cooker point, power points, radiator, door to walk-in pantry, door to

**CONSERVATORY/UTILITY:** part glazed, door to rear, worktop space, base units, access to

**CLOAKROOM:** with WC and wash hand basin.

**STAIRS TO FIRST FLOOR LANDING:** window to rear, airing cupboard.

**BEDROOM ONE:** 13' 6" x 12' 0" (4.11m x 3.65m), window to front, radiator, wardrobes.

**BEDROOM TWO:** 13' 6" x 9' 1" (4.11m x 2.77m), window to front, radiator.

**SHOWER ROOM:** modern three piece with corner shower cubicle, wash hand basin, WC, airing cupboard, radiator, window to rear.

**OUTSIDE:** to the front a small enclosed lawned garden, potential for off road parking subject to the necessary planning consent. The rear garden has a variety of features to include patio, lawn and flower beds. Adjacent to the River Lyd at its rear boundary.

**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 AGENT.**

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

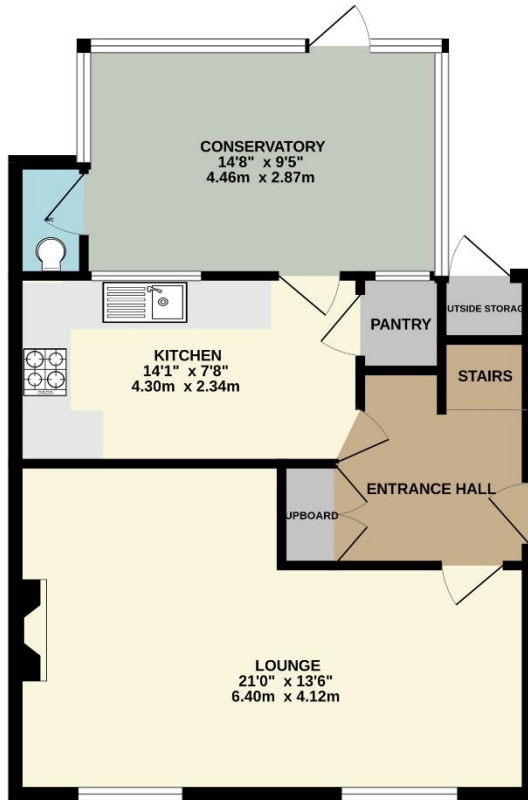


t: 01594 844444

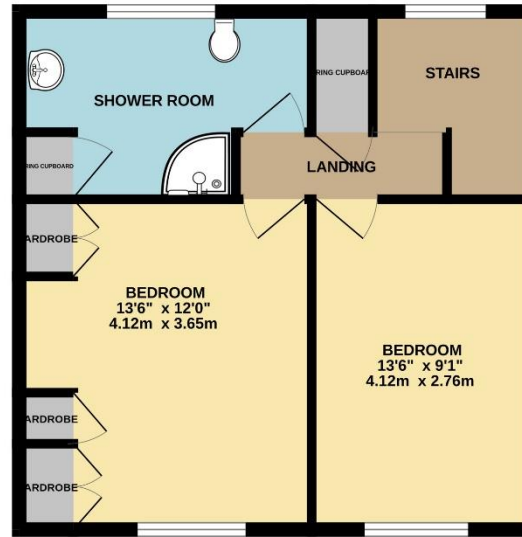
e: [hello@toombs.properties](mailto:hello@toombs.properties)

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

GROUND FLOOR  
592 sq.ft. (55.0 sq.m.) approx.



1ST FLOOR  
445 sq.ft. (41.4 sq.m.) approx.



TOTAL FLOOR AREA: 1037 sq.ft. (96.4 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 Metropix ©2023

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	70 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.

Claremont House, High Street, Lydney  
Gloucestershire GL15 5DX

t: 01594 844444  
e: hello@toombs.properties

Residential, commercial & land sales



www.toombs.properties