



33 Meadowbank

Lydney, GL15 5DF

£175,000



*** VIRTUAL TOUR AVAILABLE *** Meadowbank, Lydney, offers this attached property with off road parking a short distance from Lydney town.

The property offers a sizable lounge and storage filled kitchen, a double bedrooms and family bathroom. Benefitting from off road parking and a low maintenance garden.

Situated close to Lydney town, this property allows for easy access to local amenities, supermarkets, dental and doctors surgeries and independent shops and cafes making it an ideal choice for those who appreciate the vibrancy of community life. Furthermore, the absence of a chain means a smoother transition for potential buyers, allowing for a quicker move-in process.

This property is perfect for first-time buyers, couples, or anyone looking to downsize without compromising on comfort. With its appealing features and prime location, this house in Meadowbank is not to be missed.



Lounge:

9'0" x 12'7" (2.76m x 3.84m)

Electric fire place, window to front and side aspect, power and lighting, stairs to the first floor landing, composite front door, radiators, TV point.

Kitchen:

7'2" x 9'3" (2.20m x 2.84m)

Base and wall units, tiled splash back, space for an oven, extractor fan, power and lighting, space for an under counter fridge and freezer, single sink with drainer unit, space and plumbing for a washing machine, under the stair storage cupboard, fuse box, boiler, thermostat, window to front aspect.

First Floor Landing:

8'2" x 2'8" (2.51m x 0.83m)

Lighting, doors to the bedrooms and bathroom.

Bedroom:

8'0" x 12'7" (2.45m x 3.84m)

Loft access, power and lighting, window to front and side aspect, radiator, storage cupboard housing the hot water tank.

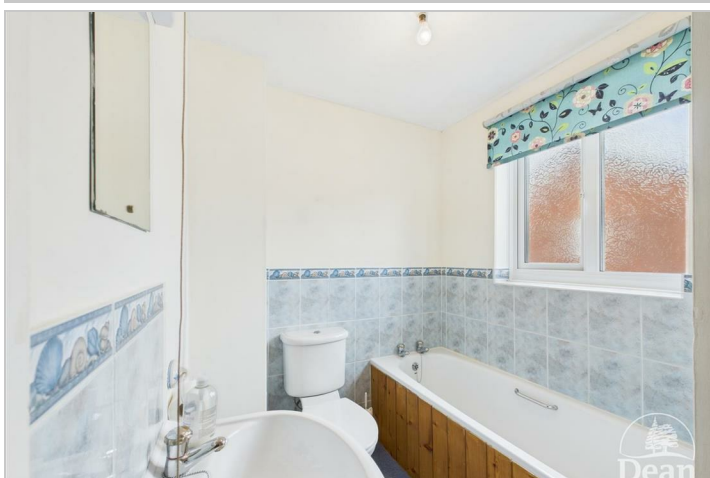
Bathroom:

5'5" x 6'0" (1.66m x 1.83m)

Lighting, W.C, window to the front aspect, bathtub, wash hand basin, radiator, tiles splash back, wall mounted mirror, shaving point.

Garden:

Wooden fence boundary with an access gate and a gated driveway, pebbled garden with a pathway leading to the front with mature shrubs and bushes, outdoor lighting. Storage, meter box.



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A map snippet from Google Maps showing the area around Cross Hands. A red location pin is placed in the center. To the left, 'Lydney' is labeled. Above the pin, 'CROSS HANDS' is written in all caps. To the left of the pin, 'Forest Rd' is written vertically. To the right, a road is labeled 'A48'. The Google logo is in the bottom left corner, and 'Map data ©2025' is in the bottom right corner.

Storage
6'4" x 2'7"
1.94 x 0.81 m

Lounge
9'0" x 12'7"
2.76 x 3.84 m

Kitchen
7'2" x 9'3"
2.20 x 2.84 m

Outdoor storage
2'3" x 3'3"
0.69 x 0.99 m

Floor 0

First Floor Landing
8'3" x 2'8"
2.51 x 0.83 m

Bedroom
8'0" x 12'7"
2.45 x 3.84 m

Bathroom
5'5" x 6'0"
1.66 x 1.83 m

Floor 1

Approximate total area⁽¹⁾

385 ft²

35.6 m²

Reduced headroom

4 ft²

0.4 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Please contact our Lydney Office
on 01594 368202 if you wish to arrange a viewing appointment for
this property or require further information.

Energy Efficiency Rating		Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p>			
<p>Not energy efficient - higher running costs</p>			

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