



FREEHOLD

£299,950



17 TEMPLEWAY WEST, LYDNEY, GLOUCESTERSHIRE, GL15 5HZ

- THREE BEDROOMS
- KITCHEN/DINER
- GARAGE & OFF ROAD PARKING
- POPULAR LOCATION
- GARDEN ROOM
- SHOWER ROOM
- SOUTH WEST FACING GARDENS
- NO ONWARD CHAIN

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17 TEMPLEWAY WEST, LYDNEY, GLOUCESTERSHIRE, GL15 5HZ

SITUATED IN ONE OF LYDNEY'S MOST POPULAR RESIDENTIAL AREAS, NEAR TO SOME OF THE NEW HOSPITALITY OUTLETS AND COFFEE SHOPS WHICH ARE IMPROVING THE LYDNEY AREA APPEAL, A SPACIOUS TRADITIONAL STYLED THREE BEDROOM SEMI-DETACHED HOUSE WITH LARGE SOUTH WEST FACING GARDENS.

Lydney town offers a wide range of facilities including a variety of Shops, Banks, 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.

Internal affording -

Entrance door to -

Hall: Radiator.

Lounge: 15' 0" x 11' 0" (4.57m x 3.35m), Fireplace with gas fire with back boiler for central heating and domestic hot water, window to front, radiator, under-stairs storage cupboard.



Kitchen/Diner: 18' 8" x 9' 4" (5.69m x 2.84m), Fitted at base level with sink unit, fitted washing machine, peninsular unit, pantry, part tiled floor, two windows to rear, radiator, door to -

Garden Room: 11' 6" x 7' 7" (3.50m x 2.31m), Full length sliding doors to garden, door to garage.

First Floor Landing: Window with views to River Severn.

Shower Room: Quadrant shower cubicle, W.C., sink unit, radiator, tiling to walls.



Bedroom One: 11' 0" x 10' 4" (3.35m x 3.15m),
Fitted wardrobes, dressing table, window to front, radiator.

Bedroom Two: 12' 0" x 9' 4" (3.65m x 2.84m),
Fitted wardrobes, chest of drawers, window to rear overlooking the garden, radiator.

Bedroom Three: 8' 0" x 8' 0" (2.44m x 2.44m),
Window to front, airing cupboard.

Outside: Attached garage (15' 4" x 10' 0" (4.67m x 3.05m)), power & light. Driveway and lawns to front, the south west facing rear has patio area, lawns, herbaceous border, garden shed.

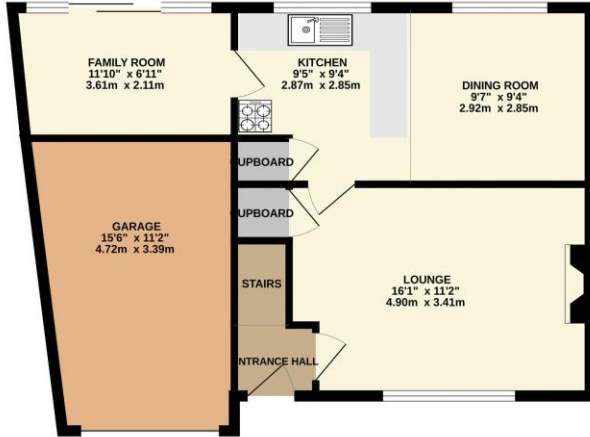
Services: All main services connected to the property. The heating system and services where applicable have not been tested.



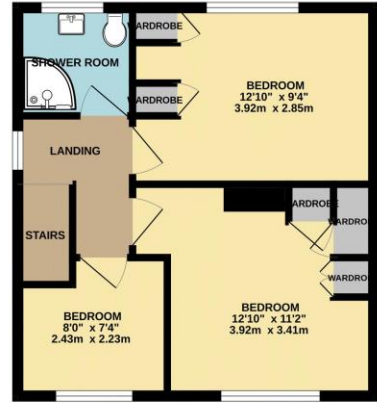
IMPORTANT INFORMATION: All measurements are approximate. We have not tested any fittings, appliances or services within this property and cannot verify them to be in working order or within the Vendor/s ownership. We have not verified the tenure of the property, the type of construction or the condition thereof. Intending Purchasers should make appropriate enquiries through their own solicitor and surveyor etc., prior to exchange of contracts.

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GROUND FLOOR
622 sq.ft. (57.8 sq.m.) approx.

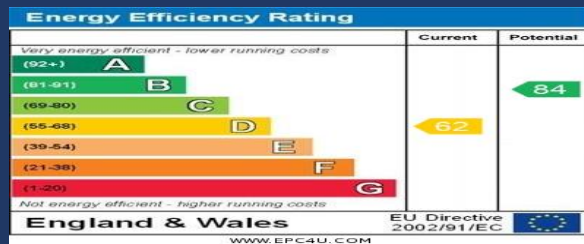


1ST FLOOR
386 sq.ft. (35.8 sq.m.) approx.



TOTAL FLOOR AREA : 1008 sq.ft. (93.6 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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PASSIONATE
ABOUT
Property
SINCE 1982