



STEVE GOOCH
ESTATE AGENTS | EST 1985



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Residential Sales | Residential Lettings | Auctions | Surveys



£189,995

EPC rating B

TWO DOUBLE BEDROOM END TERRACE HOUSE SITUATED ON A POPULAR DEVELOPMENT ON THE OUTSKIRTS OF THE LYDNEY TOWN CENTRE. THE PROPERTY IS IDEAL FOR A FIRST TIME BUYER OR INVESTOR AND ENJOYS OFF ROAD PARKING AND ENCLOSED GARDENS.

Lydney, which has existed since Roman times, covers approximately eight square miles of Gloucestershire between the Forest of Dean and the River Severn. The town itself stands on the Gloucester to Chepstow main A48 road and extends south-east down to Lydney Harbour, crossing the Gloucester to Cardiff railway line.

Lydney is a busy industrial centre, with a wide range of business activities, made possible by its easy access to several radiating motorways and the Severn Bridge.

The town has a range of amenities to include shops, post office, banks, supermarkets, service station, health centre, local hospital and sport centre. Lydney is fortunate to have four schools within its bounds Dean Academy (comprehensive secondary school), Lydney C. Of E. Primary School, Primrose Hill County Primary School and Severnbanks Primary School.

ENTRANCE HALLWAY

Radiator, stairs to first floor landing, ceiling light, Door into:

LOUNGE 14'08 x 10'07 (4.47m x 3.23m)

Radiator, power points, door into understairs storage cupboard, front aspect upvc double glazed window. Door into:

KITCHEN 13'11 x 8'05 (4.24m x 2.57m)

Range of base, wall and drawer units, worktop, space for table and chairs, space for fridge/freezer, space for washing machine and dishwasher, built-in oven, gas hob, cooker hood, power points, one and a half bowl single drainer sink unit with mixer tap, wall unit housing wall mounted boiler, rear aspect upvc double glazed window, rear aspect double glazed French doors.

CLOAKROOM

WC, wash hand basin with tiled splashbacks, consumer unit, upvc double glazed obscured glass window.

LANDING

Access into loft space, door into airing cupboard.

BEDROOM 1 10'07 x 9'08 (3.23m x 2.95m)

Power points, radiator, front aspect upvc double window, door into:

EN-SUITE SHOWER ROOM

WC, shower cubicle with mains shower, wash hand basin, extractor fan, front aspect upvc double glazed obscured glass window.

BEDROOM 2 14'01 x 7'0 (4.29m x 2.13m)

Radiator, power points, rear aspect upvc double glazed window.

BATHROOM

White suite comprising of panelled bath with mixer tap, wash hand basin, partly tiled walls, light, radiator.

OUTSIDE

Two off road parking spaces. Rear gardens have patio area, lawn and are enclosed by fencing.

SERVICES

Mains gas, mains electric, mains water and drainage.

WATER RATES

To be advised.

LOCAL AUTHORITY

Council Tax Band: B
Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.

TENURE

Freehold.

VIEWINGS

Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required.
Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

DIRECTIONS

From the Coleford office proceed down to the traffic lights turning right on to Old Station Way, continue along heading towards St Briavels, turning left onto Bream Avenue signposted towards Bream and Lydney. Continue to the T junction in Lydney town centre turning right onto High Street, proceed until reaching the roundabout turning left onto the bypass. Proceed over the railway line and straight over the first roundabout, turn left turning at the second roundabout, taking the first right continue for a short distance bearing right, where the property can be found on the left hand side via our for sale board.

PROPERTY SURVEYS

Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys)

AWAITING VENDOR APPROVAL

These details are yet to be approved by the vendor. Please contact the office for verified details.



MISREPRESENTATION DISCLAIMER

All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.

