



STEVE GOOCH
ESTATE AGENTS | EST 1985



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Residential Sales | Residential Lettings | Auctions | Surveys



£140,000

EPC rating B

A VERY WELL PRESENTED TWO BEDROOM TOP FLOOR FLAT, occupying TWO DOUBLE BEDROOMS, ENSUITE MASTER BEDROOM and GOOD SIZE KITCHEN/DINER, with close access to LYDNEY TRAIN STATION and TOWN CENTRE.

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.

Accessed via wooden door into:

ENTRANCE HALLWAY

Large cupboard space currently being used as pantry, fuse box, power points, lighting, radiator, loft access.

BEDROOM 1 9'9 x 10'7 (2.97m x 3.23m)

Side aspect UPVC double glazed window, radiator, power points, double wardrobe, door giving access into:

EN SUITE 5'0 x 4'11 (1.52m x 1.50m)

Closed coupled W.C, sink with tap over, radiator, walk in shower with mains shower over, shaver point, extractor fan.

From Entrance Hallway door giving access into:

KITCHEN 9'8 x 9'9 (2.95m x 2.97m)

Side aspect UPVC double glazed window, radiator, power points, range of wall, draw and base mounted units, built in oven, built in hob, built in extractor fan, built in fridge/freezer, space for washing machine, built in dishwasher, stainless steel drainer unit with tap over.

BATHROOM 8'10 x 5'1 (2.69m x 1.55m)

Panelled bath with taps and shower attachment over, close coupled W.C, hand wash basin with taps over, shaver points, heated towel rail, extractor fan.

BEDROOM 2 11'6 x 8'7 (3.51m x 2.62m)

Front aspect UPVC double glazed windows, radiator, power points, door giving access into:

LOUNGE 12'4 x 10'11 (3.76m x 3.33m)

Front aspect UPVC double glazed window, patio door UPVC double glazed giving access onto Juliet balcony, double radiator, power points, television points.

AGENTS NOTE

There is approximately 95 years remaining of the lease. The property has a yearly service charge of £1,200 per year.

SERVICES

Mains water, electricity, drainage and gas.

WATER RATES

Severn Trent - to be confirmed.

LOCAL AUTHORITY

Council Tax Band: A

Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.

TENURE

Leasehold.

VIEWING

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

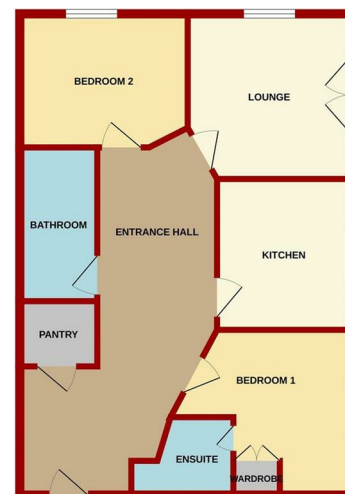
From the Coleford office proceed down to the traffic lights turning right on to Old Station Way, continue along heading towards St Briavels, turning left onto Bream Avenue signposted towards Bream and Lydney. Continue to the T junction in Lydney town centre turning right onto High Street, proceed until 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 and first right again onto Bledisloe Way following the road around until the property can be found straight ahead.

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.

