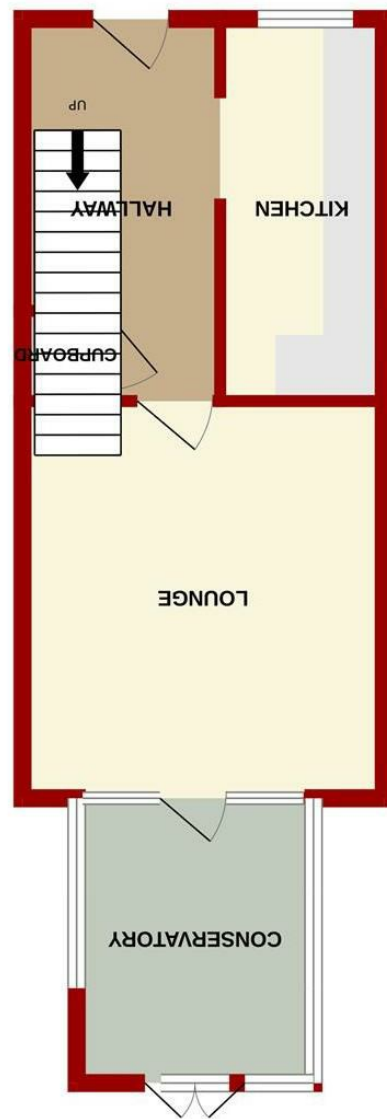
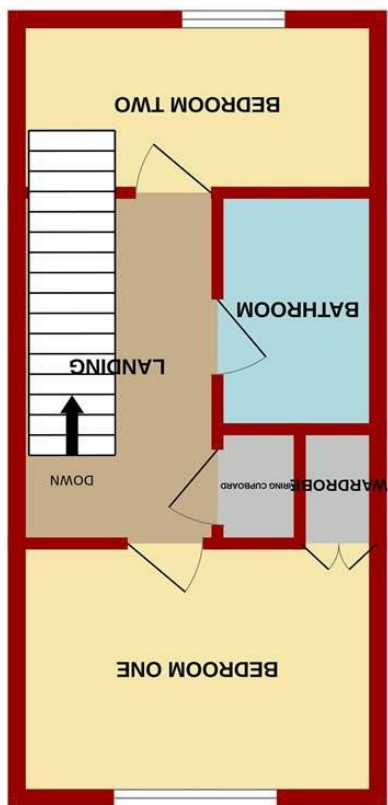
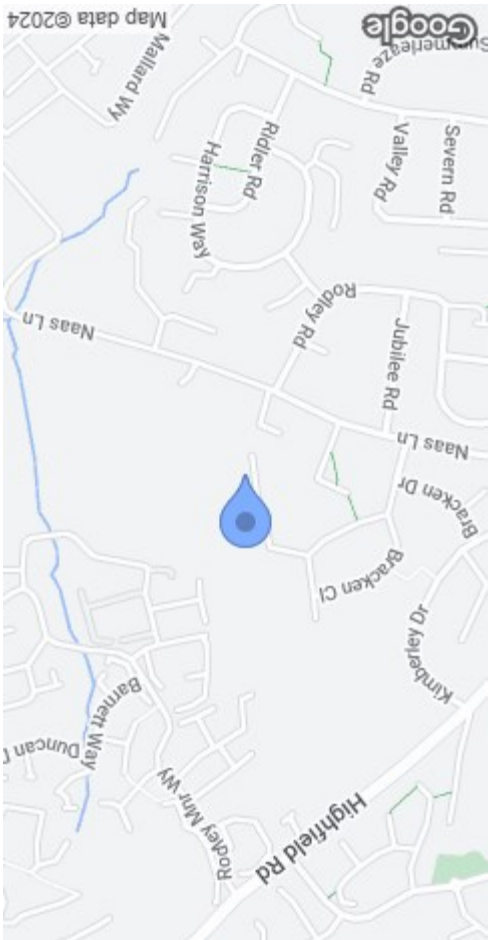




MISREPRESENTATION DISCLAIMER  
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be 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.

England & Wales		England & Wales	
Energy Efficiency Rating	Environmental Impact (CO <sub>2</sub> ) Rating	Energy Efficiency Rating	Environmental Impact (CO <sub>2</sub> ) Rating
A	A	A	A
B	B	B	B
C	C	C	C
D	D	D	D
E	E	E	E
F	F	F	F
G	G	G	G



25 Meadowbank  
 Lydney GL15 5DF



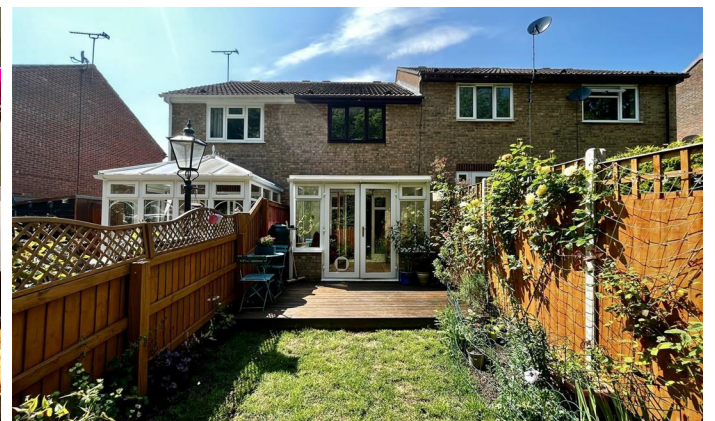
**£200,000**

WELL PRESENTED TWO DOUBLE BEDROOM MID TERRACE HOUSE WITH CONSERVATORY. BENEFITTING FROM OFF ROAD PARKING, ENCLOSED GARDEN, LOCATED CLOSE TO LYDNEY TOWN CENTRE AND LOCAL SCHOOLS.

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 partly glazed upvc double glazed door into:

**ENTRANCE HALL**

Single radiator, stairs to first floor landing, understairs storage cupboard, opening into:

**KITCHEN**

12'5 x 5'4 (3.78m x 1.63m)

Base, wall and drawer units, worktop, Worcester combi boiler (fitted August 2022), stainless steel single drainer unit with tap over, space for washing machine, built-in oven, hob and extractor, space for fridge/freezer, front aspect upvc double glazed window.

**LOUNGE**

12'10 x 11'7 (3.91m x 3.53m)

Rear aspect wooden single glazed windows with doors to Conservatory, TV point, power point, double radiator, door into:

**CONSERVATORY**

9'5 x 7'9 (2.87m x 2.36m)

Side and rear aspect upvc double glazed windows, upvc patio doors to garden.

**FIRST FLOOR LANDING**

Access into loft space, airing cupboard with radiator, power point.

**BEDROOM ONE**

11'7 x 8'4 (3.53m x 2.54m)

Rear aspect upvc double glazed window, double radiator, wardrobe space, power points.

**BATHROOM**

7'9 x 5'3 (2.36m x 1.60m)

Modern panelled bath with electric shower and taps over, built-in bespoke wooden unit with shelving options and oval counter top basin with waterfall tap over, wall mounted heated towel rail, inset ceiling spotlights, extractor fan.

**BEDROOM TWO**

11'8 x 8'9 (3.56m x 2.67m)

Front aspect upvc double glazed window, single radiator, power points.

**OUTSIDE**

The rear garden has a decking area, mostly laid to lawn and is enclosed by fencing. There is also an allocated parking space to the front with a further space just a small walk away from the house (this parking space is on the legal deeds for the house).

**SERVICES**

Mains gas, mains electric, mains water and drainage.

**WATER RATES**

Water meter

**LOCAL AUTHORITY**

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

**TENURE**

Freehold

**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 turn right at the traffic lights onto Old Station way, continue along heading towards St Briavels turning left signposted to Bream and Lydney. Proceed along into the town of Lydney. Upon reaching the town centre turn right into Hams Road and then left into Naas Lane. Take the third left into Bracken Drive the first right into Bracken Close and then the first right into Meadow Bank, follow the road near to the end 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.

