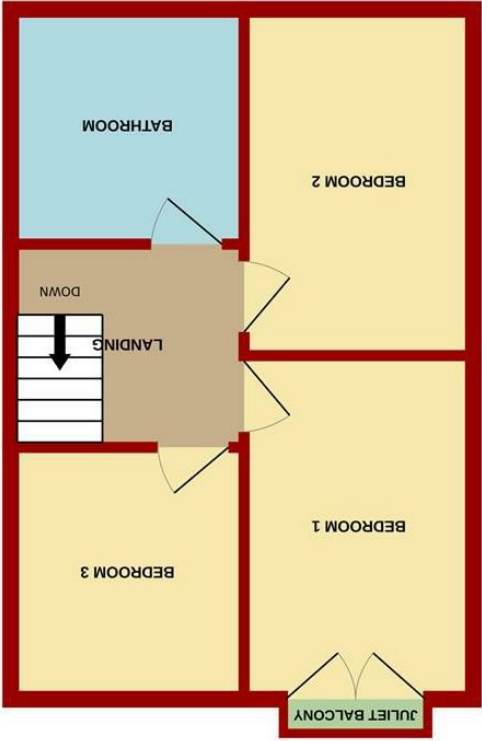
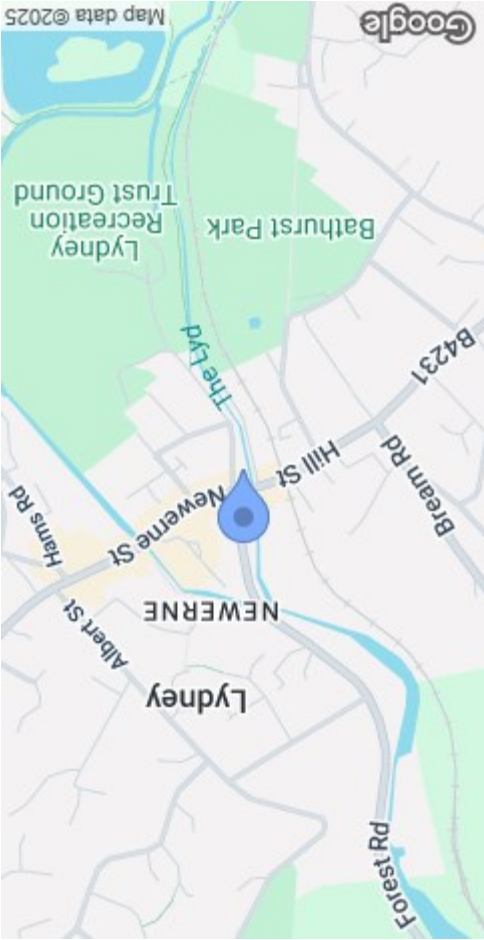
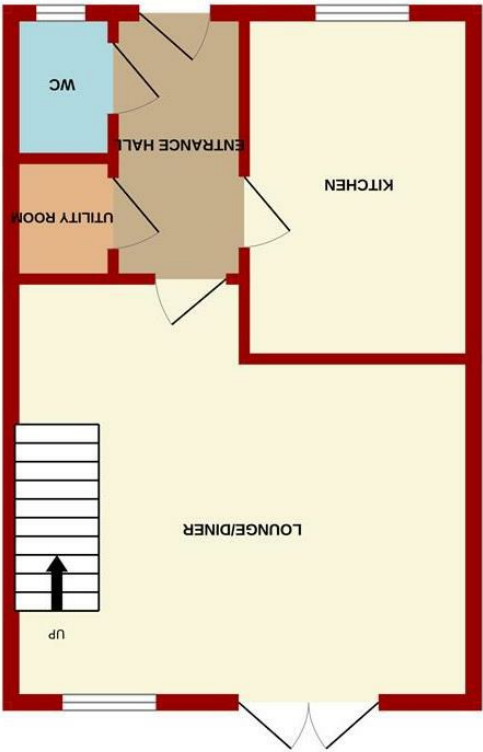


MISREPRESENTATION DISCLAIMER
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased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

Energy Efficiency Rating		Current	Target
Energy Efficiency Rating (EPC) - new rating code			
Very energy efficient - new rating code		A	
Energy efficient		B	
Decent		C	
Below average		D	
Poor		E	
Very poor		F	
Extremely poor		G	
Minimum			
Energy Efficiency Rating (EPC) - old rating code			
Very energy efficient		A	
Energy efficient		B	
Decent		C	
Below average		D	
Poor		E	
Very poor		F	
Extremely poor		G	
Minimum			



1ST FLOOR



GROUND FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only.
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5 Blacksmith Way
Lydney GL15 5TY

£245,000

A BRAND NEW SPACIOUS 3 BEDROOM HOME, FINISHED TO AN EXCEPTIONAL STANDARD, IN A SELECT DEVELOPMENT OF JUST 9 HOUSES IN THE HEART OF LYDNEY TOWN.

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.



The Accommodation comprises:

ENTRANCE HALLWAY

9'09 x 3'08 (2.97m x 1.12m)

KITCHEN

12'02 x 8'01 (3.71m x 2.46m)

CLOAKROOM

5'01 x 3'07 (1.55m x 1.09m)

UTILITY ROOM

4'03 x 3'07 (1.30m x 1.09m)

LOUNGE / DINER

16'03 x 14'11 (4.95m x 4.55m)

BEDROOM 1

13'03 x 9'00 (4.04m x 2.74m)

BEDROOM 2

11'04 x 9'00 (3.45m x 2.74m)

BEDROOM 3

8'04 x 6'10 (2.54m x 2.08m)

FAMILY BATHROOM

6'09 x 5'11 (2.06m x 1.80m)

OUTSIDE

Private rear garden, enclosed by fencing with gated rear access. Each property in the development also benefits from allocated off-street parking.

SERVICES

Mains water, electric, drainage and gas.

WATER RATES

Severn Trent - to be confirmed.

LOCAL AUTHORITY

Council Tax Band: TBC
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

what3words: ///enhancement.stutter.cubic

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.

