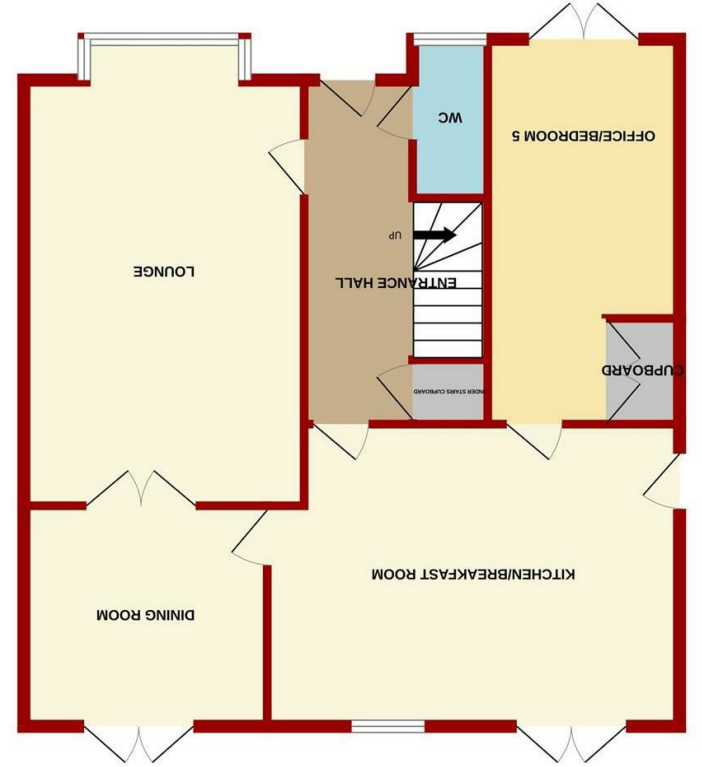
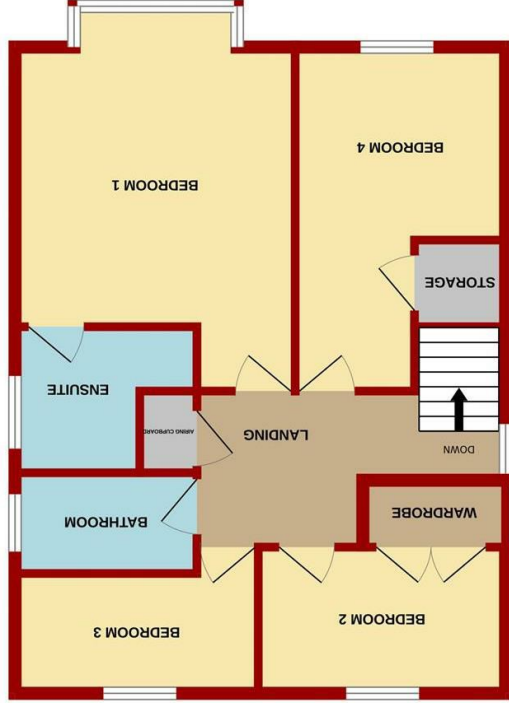
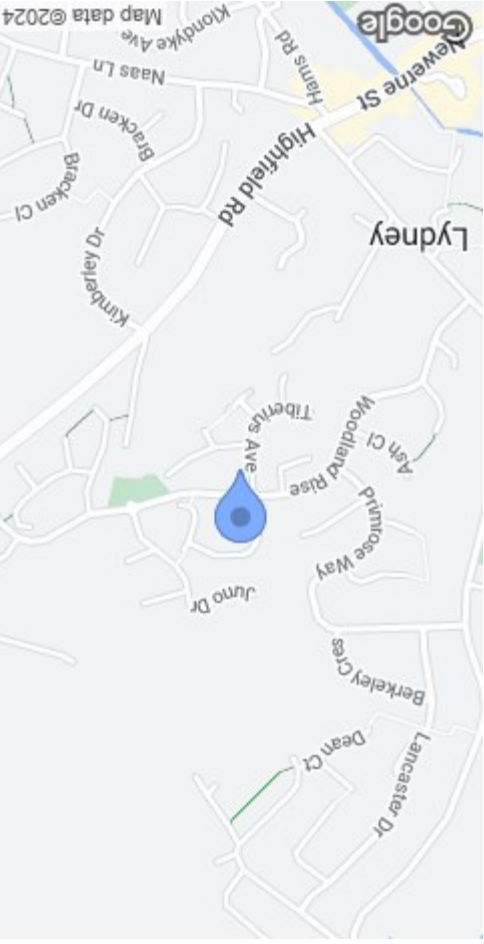




MISREPRESENTATION DISCLAIMER
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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	Environmental Impact (CO ₂) Rating																												
<table border="1"> <tr><td>A</td><td>39-44</td></tr> <tr><td>B</td><td>45-49</td></tr> <tr><td>C</td><td>50-54</td></tr> <tr><td>D</td><td>55-59</td></tr> <tr><td>E</td><td>60-64</td></tr> <tr><td>F</td><td>65-69</td></tr> <tr><td>G</td><td>70-74</td></tr> </table>	A	39-44	B	45-49	C	50-54	D	55-59	E	60-64	F	65-69	G	70-74	<table border="1"> <tr><td>A</td><td>1-10</td></tr> <tr><td>B</td><td>11-20</td></tr> <tr><td>C</td><td>21-30</td></tr> <tr><td>D</td><td>31-40</td></tr> <tr><td>E</td><td>41-50</td></tr> <tr><td>F</td><td>51-60</td></tr> <tr><td>G</td><td>61-70</td></tr> </table>	A	1-10	B	11-20	C	21-30	D	31-40	E	41-50	F	51-60	G	61-70
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5 Tiberius Avenue
 Lydney GL15 5PD

Offers Over £375,000

Welcome to Tiberius Avenue, Lydney - a charming location for this immaculately presented and exceptionally well-equipped detached house.

Upon entering, you are greeted by three spacious reception rooms, perfect for entertaining guests or simply relaxing with your family. With four bedrooms and two bathrooms, there is ample space for everyone to enjoy their own privacy and comfort. The additional reception room downstairs would make an excellent home office or fifth bedroom.

The property boasts a total of 1,474 sq ft, providing plenty of room for all your needs. The solid wooden flooring throughout adds a touch of elegance and warmth to the bright and airy accommodation.

Outside, the enclosed rear garden offers a private oasis and is ideal for unwinding after a long day. Situated close to the town centre, you'll have easy access to all amenities, making daily errands a breeze. And with no onward chain, the transition to your new home will be smooth and hassle-free.



LOCATION

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 HALL

Accessed via a partly glazed door, radiator, power points, understairs storage cupboard, stairs to first floor landing, door to:

CLOAKROOM

6'3 x 3'1 (1.91m x 0.94m)

Close coupled WC, vanity wash hand basin, radiator, front aspect upvc double glazed window.

LOUNGE

16'8 x 12'4 (5.08m x 3.76m)

Two radiators, power points, gas fireplace, television point, front aspect upvc double glazed bay window, double doors to:

DINING ROOM

11'10 x 10'0 (3.61m x 3.05m)

Radiator, power points, rear aspect upvc double glazed patio doors, door to:

KITCHEN

18'6 x 13'1 (5.64m x 3.99m)

Solid wood kitchen offering a range of base, drawer and wall mounted units, granite worktops, wine rack, Rangemaster cooker and extractor fan, food waste disposal unit, radiator, door to entrance hall, side aspect wooden partly glazed door, rear aspect upvc double glazed window, rear aspect upvc double glazed patio doors leading out to the garden, wooden door to:

RECEPTION ROOM/BEDROOM 5

16'9 x 8'8 (5.11m x 2.64m)

Radiator, power points, large cupboard space (potential for en-suite), inset ceiling spotlights, front aspect upvc double glazed sliding doors.

FROM THE ENTRANCE HALL, STAIRS LEAD TO THE FIRST FLOOR:

LANDING

Radiator, airing cupboard housing the Vaillant boiler, access to loft space, door to:

BEDROOM 1

15'2 x 11'10 (4.62m x 3.61m)

Radiator, power points, front aspect upvc double glazed bay window, door to:

EN-SUITE

7'3 x 5'2 (2.21m x 1.57m)

Close coupled WC, sink with tap over, walk in shower cubicle with mains shower over, extractor fan, shaver point, side aspect upvc double glazed window.

BEDROOM 2

11' x 9'1 (3.35m x 2.77m)

Radiator, power points, built in wardrobe with hanging space and shelving, rear aspect upvc double glazed window.

BEDROOM 3

10'4 x 10'2 (3.15m x 3.10m)

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

BEDROOM 4

12'0 x 7'6 (3.66m x 2.29m)

Radiator, power points, overstairs storage cupboard, front aspect upvc double glazed window.

BATHROOM

7'5 x 6'4 (2.26m x 1.93m)

Roll top bath with taps over, close coupled WC, sink with tap over, heated towel rail, extractor fan, side aspect upvc double glazed window.

OUTSIDE

To the front of the property a driveway provides off road parking for several cars, lawn area and pathway leading to the front door.

To the rear of the property you have a AstroTurf area with side access to both sides with steps leading to the terraced rear garden which is mostly laid to lawn having flower borders, decked area, shed, surrounded by fencing and hedging.

SERVICES

Mains water, electricity, gas and drainage.

WATER RATES

Severn Trent to be confirmed.

LOCAL AUTHORITY

Council Tax Band: E
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 undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys)

DIRECTIONS

From Lydney head towards Gloucester taking the second left into Centurion Way. Proceed along going straight over at the mini roundabout and at the second roundabout turn left into Tiberius Avenue 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.