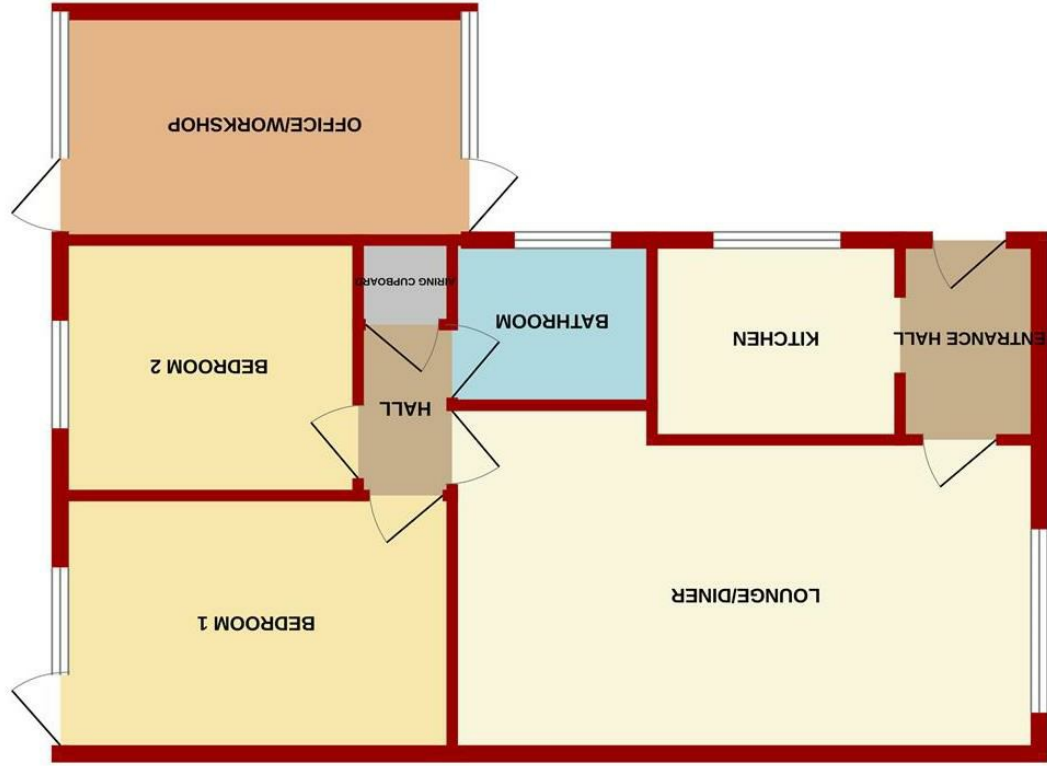
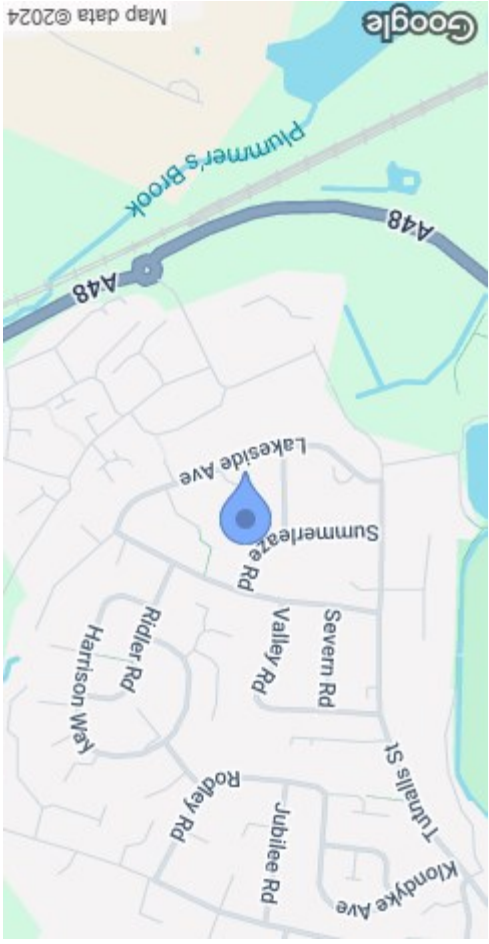




MISREPRESENTATION DISCLAIMER  
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be 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 <sub>2</sub> ) Rating
 A: 93-100 kWh/m <sup>2</sup> (low energy)   B: 81-92   C: 69-80   D: 55-68   E: 41-54   F: 29-40   G: 13-28	 A: 10-35 g/kWh   B: 36-45   C: 46-55   D: 56-65   E: 66-75   F: 76-85   G: 86-100



GROUND FLOOR



55 Lakeside Avenue  
 Lydney GL15 5QA



**STEVE GOOCH**  
 ESTATE AGENTS | EST 1985

## Offers Over £250,000

A TWO BEDROOM LINK DETACHED BUNGALOW SITUATED CLOSE TO LYDNEY TOWN CENTRE. PROPERTY IS OCCUPYING TWO GOOD SIZED BEDROOMS, GENEROUS GARDEN TO REAR, OFF ROAD PARKING FOR SEVERAL CARS AND ADDITIONAL EXTERNAL OFFICE/WORKSHOP SPACE.

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.



Property is accessed via partly glazed UPVC frosted door into:

### ENTRANCE HALLWAY

5'11 x 7'8 (1.80m x 2.34m)

Radiator, power points, an opening gives access into:

### KITCHEN

6'11 x 8'7 (2.11m x 2.62m)

Side aspect UPVC double glazed window, a range of wall, draw and base mounted units, built in hob, extractor fan, plastic one and a half bowl drainer unit with mixer tap over, power points, space for washing machine, space for fridge freezer, fuse box.

### LOUNGE/DINER

23'0 x 10'9 (7.01m x 3.28m)

A large front aspect UPVC double glazed window, internet points, power points, television points, gas fire place with feature fireplace surround, a doorway gives access into:

### INNER HALLWAY

Airing cupboard space housing a Vaillant combi boiler, a doorway leads into:

### BEDROOM 1

14'2 x 8'10 (4.32m x 2.69m)

Rear aspect UPVC double glazed window, rear aspect door giving access onto the rear garden, radiator, power points.

### BEDROOM 2

9'0 x 10'4 (2.74m x 3.15m)

Rear aspect UPVC double glazed window, radiator, power points.

### SHOWER ROOM

6'3 x 6'5 (1.91m x 1.96m)

Side aspect UPVC double glazed window, walk in shower with electric shower over, close coupled W.C, sink with tap over, built in vanity wash hand basin unit, radiator, shaver points, loft access space.

### OUTSIDE

Access to the rear garden through bedroom one leads onto a patio area followed by a laid to lawn area with several floral borders, a garden shed, all surrounded by fencing.

To the side of the property there is access to the workshop/office.

### WORKSHOP/OFFICE

7'9 x 14'1 (2.36m x 4.29m)

Previously the properties original garage converted into an office space, front aspect UPVC double glazed window, front aspect UPVC double glazed door, rear aspect UPVC double glazed window, rear aspect UPVC double glazed door giving access onto rear garden, power points, strip lighting.

### SERVICES

Mains water, electric, drainage and gas.

### WATER RATES

Severn Trent - to be confirmed.

### 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 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 left onto Hill Street, Newerne Street, take the turning right onto Hams road, Tutnalls Street and proceed up the hill until taking the 7th turning left into Lakeside Avenue. The property can be found in the 3rd Cul De Sac on the right hand side.

### PROPERTY SURVEYS

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