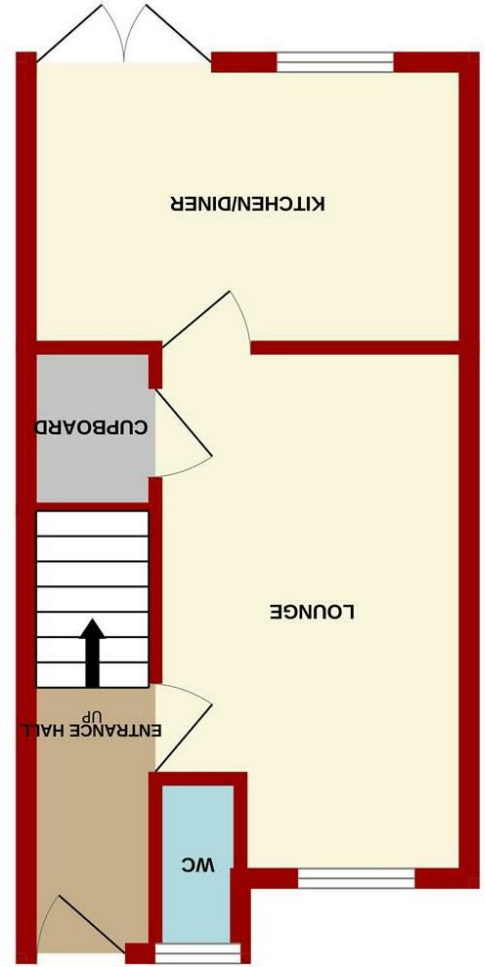
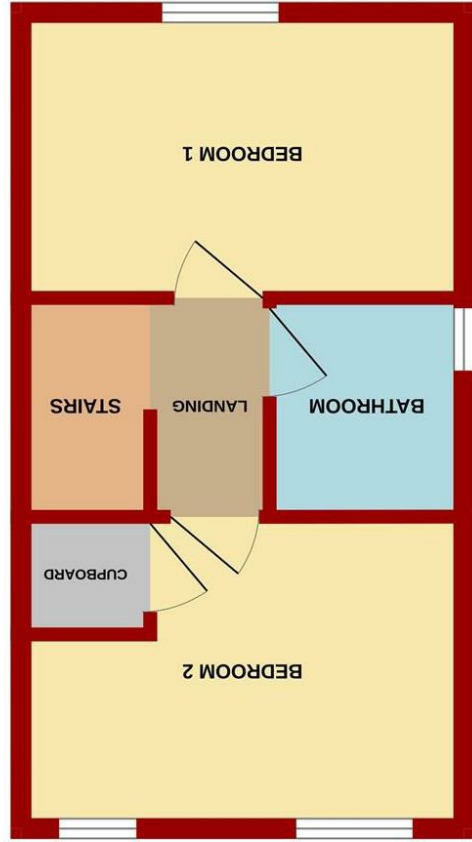
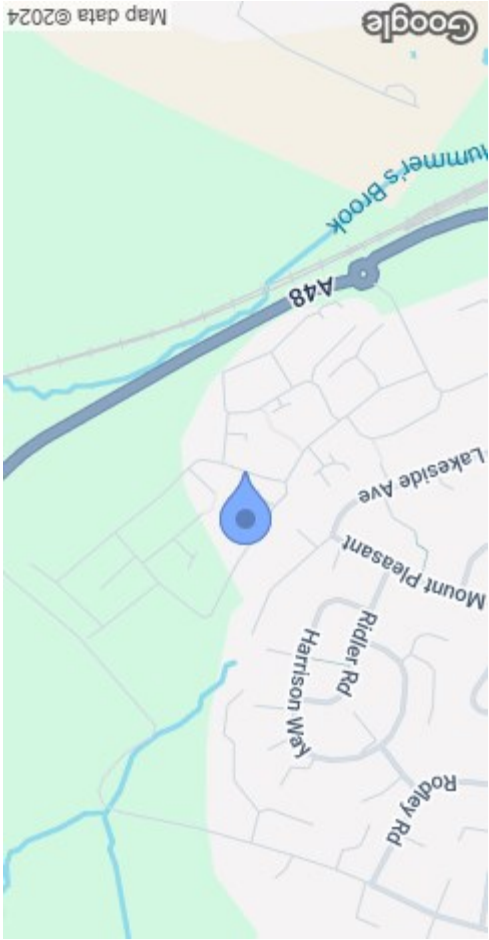




MISREPRESENTATION DISCLAIMER  
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be 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: 92-100 B: 81-91 C: 69-80 D: 55-68 E: 39-54 F: 21-38 G: 1-20	 A: 10-35 B: 36-45 C: 46-55 D: 56-65 E: 66-75 F: 76-85 G: 86-95



50 Kingfisher Drive  
 Lydney GL15 5FX



## Offers Over £200,000

Built in 2021, this well-presented two bedroom end terrace property boasts a light and airy feel throughout, a good-sized garden, off-road parking with 6 years NHBC guarantee remaining, and being offered with no onward chain.

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 door into:

### ENTRANCE HALLWAY

Radiator, power points, stairs to first floor landing.

### CLOAKROOM

3'0 x 4'11 (0.91m x 1.50m)

Front aspect UPVC double glazed frosted window, close coupled W.C, radiator, sink with tap over, tiled splashback, tiled flooring, inset ceiling spotlights, fuse box.

### LOUNGE

15'0 x 9'6 (4.57m x 2.90m)

Front aspect UPVC double glazed window, radiator, power points, under stairs storage, a doorway gives access into:

### KITCHEN/DINER

8'2 x 12'7 (2.49m x 3.84m)

Rear aspect UPVC double glazed window, rear aspect UPVC double glazed patio doors giving access out onto the rear garden, radiator, a range of wall, draw and base mounted units, washing machine, built in oven, built in gas hob, built in extractor fan, free standing fridge freezer, power points, ideal combination boiler, inset ceiling spotlights, tiled flooring.

FROM THE ENTRANCE HALLWAY STAIRS LEAD UP TO:

### FIRST FLOOR LANDING

Loft access space, power points.

### BEDROOM 1

8'4 x 12'10 (2.54m x 3.91m)

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

### BATHROOM

5'6 x 6'2 (1.68m x 1.88m)

Side aspect UPVC double glazed frosted window, close coupled W.C, sink with tap over, modern panelled bath with taps and mains shower over, inset ceiling spotlights, extractor fan, tiled walls.

### BEDROOM 2

8'5 x 12'10 (2.57m x 3.91m)

Front aspect UPVC double glazed window, front aspect UPVC double glazed picture window, radiator, power points, over stairs storage space.

### OUTSIDE

To the front of the property there is off road parking for one vehicle and a patioed area leading to the garden.

To the rear of the property is a patioed area, side access via a gate, laid to lawn area, all surrounded by fencing.

### SERVICES

Mains water, electricity, 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 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 at the second roundabout, taking the first right, follow along here until the property can be found on the right 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.