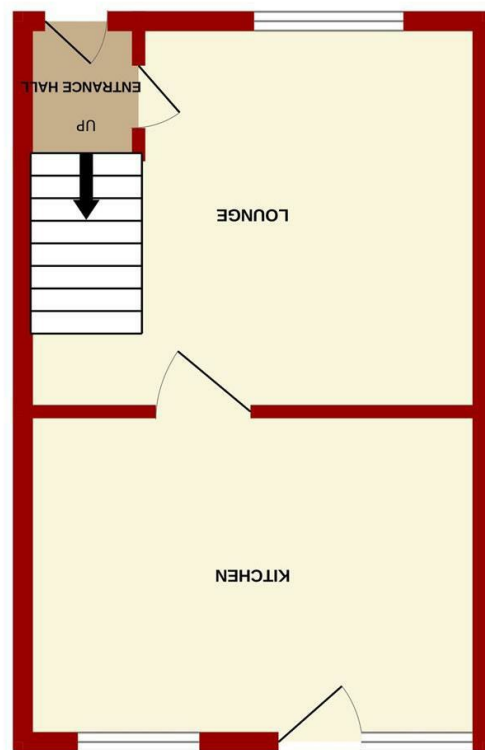
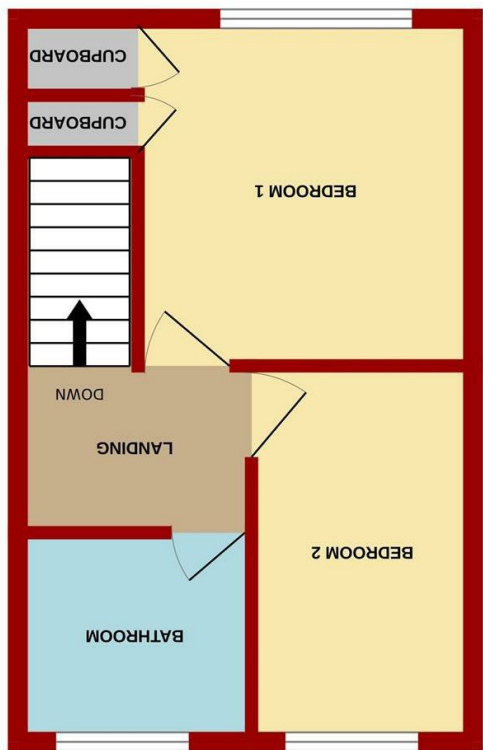
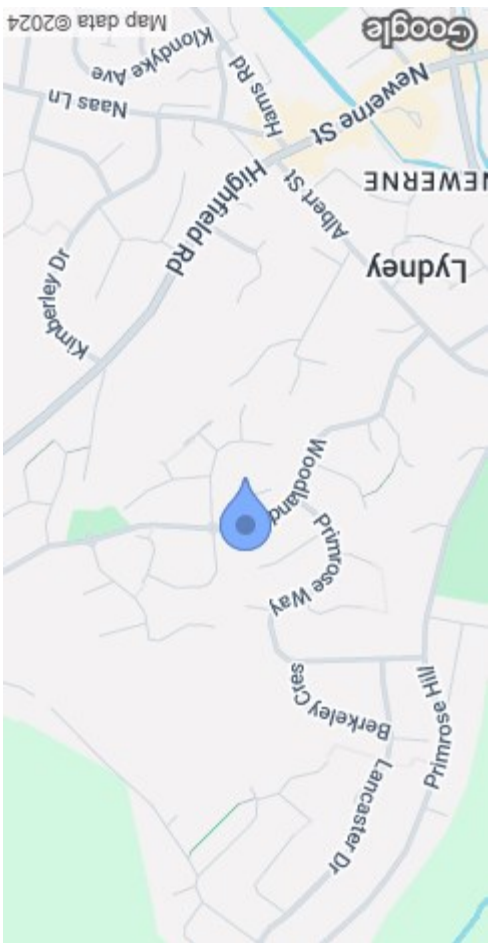




MISREPRESENTATION DISCLAIMER
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased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



3 Alderdale
 Lydney GL15 5NG

£219,950

A WELL PRESENTED TWO BEDROOM SEMI DETACHED PROPERTY situated in the popular town of LYDNEY. Property is benefitting from LARGE REAR GARDENS, TWO GOOD SIZED BEDROOMS, KITCHEN/DINER, GARAGE and OFF ROAD PARKING.

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 a partly glazed frosted door into:

ENTRANCE HALLWAY

Stairs to first floor landing, power point.

LOUNGE

9'9 x 13'6 (2.97m x 4.11m)

Two front aspect tilt and turn UPVC double glazed windows, power points, television points, electric radiator, alcove under stairs storage space, wooden partly glazed door giving access into:

KITCHEN

11'2 x 10'2 (3.40m x 3.10m)

Rear aspect UPVC double glazed tilt and turn window, UPVC double glazed door giving access out onto the rear garden, electric radiator, a range of wall, draw and base mounted units, space for a fridge, space for washing machine, space for cooker, space for freezer, extractor fan, stainless steel drainer unit with tap over, inset ceiling spotlights, power points, space for large fridge/freezer.

FROM THE ENTRANCE HALLWAY STAIRS LEAD UP TO:

FIRST FLOOR LANDING

electric radiator, loft access space.

BEDROOM 1

11'6 x 11'3 (3.51m x 3.41m)

Front aspect UPVC tilt and turn windows, two wardrobe spaces, power points, television point.

BEDROOM 2

9'10 x 6'11 (3.00m x 2.11m)

Rear aspect UPVC double glazed tilt and turn window, power points, television point.

BATHROOM

6'7 x 6'2 (2.01m x 1.88m)

Rear aspect UPVC double glazed frosted tilt and turn window, panelled bath with shower attachment and bath taps over, close coupled W.C, sink with tap over, extractor fan.

OUTSIDE

To the front of the property a stepped pathway leads up to the front door alongside a laid to lawn area all surrounded by fencing and walling.

The rear garden comprises of a raised patioed and stairs leading up to clay area perfect for potential a laid to lawn area, all surrounded by fencing.

Separately there is a designated parking space for the property.

GARAGE

Accessed via a manual up an over door (new door installed).

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 Lydney head towards Gloucester taking the second left into Centurion Way. Proceed along going straight over at the mini roundabout, at the second roundabout go straight over and take the first left turn into Alderdale where the property can be found after a short walk.

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.

