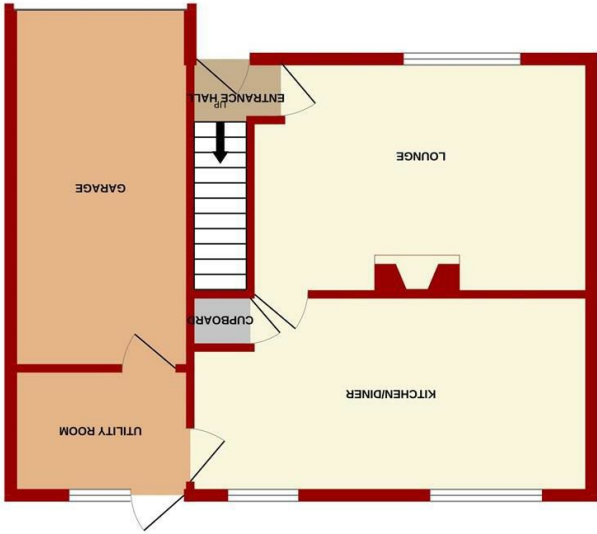
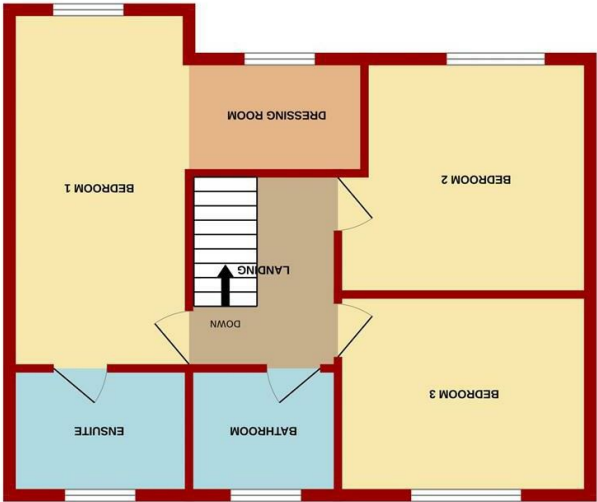
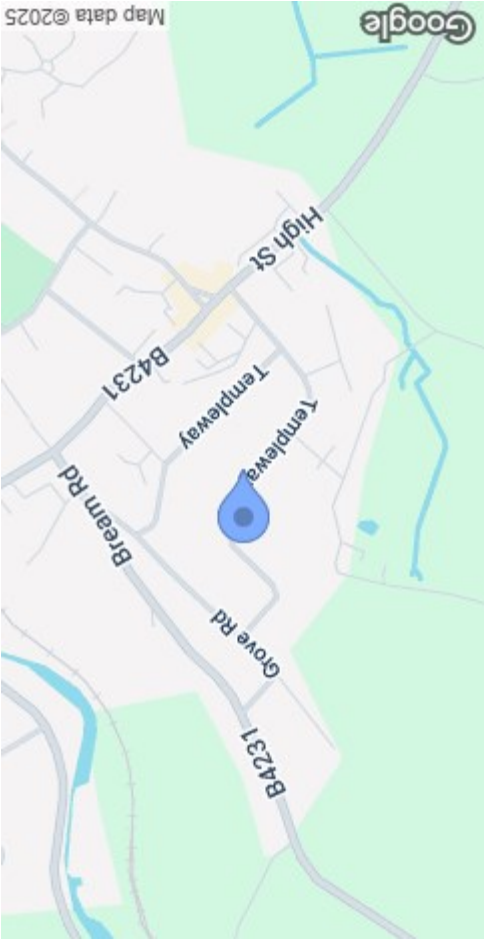


MISREPRESENTATION DISCLAIMER
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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
Very energy efficient - low running costs		A	
Energy efficient - low running costs		B	
Decent energy efficiency - average running costs		C	
Average energy efficiency - above average running costs		D	
Below average energy efficiency - high running costs		E	
Poor energy efficiency - very high running costs		F	
Very poor energy efficiency - extremely high running costs		G	
Minimum Energy Efficiency Standard (MEES)			78

Environmental Impact (CO ₂) Rating		Current	Target
Very energy efficient - low CO ₂ emissions		A	
Energy efficient - low CO ₂ emissions		B	
Decent energy efficiency - average CO ₂ emissions		C	
Average energy efficiency - above average CO ₂ emissions		D	
Below average energy efficiency - high CO ₂ emissions		E	
Poor energy efficiency - very high CO ₂ emissions		F	
Very poor energy efficiency - extremely high CO ₂ emissions		G	
Minimum Energy Efficiency Standard (MEES)			66



40 Templeway West
Lydney GL15 5JD

£290,000

This beautifully appointed three-bedroom semi-detached house is ideally located on the desirable road of Templeway West. The property features a brand-new kitchen complete with exquisite marble countertops. Inside, you'll find three generously sized bedrooms, with the master bedroom offering both a dressing room and an en-suite bathroom. Outside, the property boasts plenty of off-road parking and an impressive rear garden that provides elevated views of the River Severn.

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 property is accessed via a double glazed UPVC door into:

ENTRANCE HALL

Power points, stairs to the first floor. Door into:

LOUNGE

15'06 x 11'00

Feature fireplace with gas fire inset, opening under stairs, power points, TV point, radiator, front aspect window.. Door to:

KITCHEN/DINING ROOM

18'09 x 9'05

Kitchen comprising of wall drawer and base mounted units, river blue marble worktops, integral fridge/freezer & dishwasher, built in electric oven with four gas ring hob with extractor fan over, plastic one and a half bowl single drainer unit with mixer tap over, two rear aspect upvc double glazed windows.

UTILITY ROOM

8'5 x 5'11 (2.57m x 1.80m)

One and a half bowl sink unit, worktop area, space and plumbing for washing machine and tumble dryer, power points, inset ceiling spot lights, radiator, extractor fan. Doors giving access to the garage and out to the rear garden.

GARAGE

16'6 x 6'5 (5.03m x 1.96m)

Accessed via a manual up and over door, a range on wall drawer and base mounted units, Worcester combination boiler, power and lighting.

FROM THE ENTRANCE HALL, STAIRS TO FIRST FLOOR LANDING

LANDING

Power points, radiator, access into loft. Door into:

BEDROOM ONE

14'09 x 8'02

Power points, radiator, front aspect double glazed window, door to en-suite. Archway to:

DRESSING ROOM

7'11 x 7'11

Storage cupboard, radiator, power points, front aspect double glazed window.

EN-SUITE SHOWER ROOM

Corner shower cubicle with Mira shower attachment, wash hand basin, low level WC, chrome heated towel rail, inset ceiling spot lights, extractor fan, rear aspect double glazed window.

BEDROOM TWO

11'00 x 10'05

Power points, TV point, radiator, front aspect double glazed window.

BEDROOM THREE

12'00 x 9'05

Power points, TV point, radiator, rear aspect double glazed window enjoying views over the River Severn.

BATHROOM

Panelled bath with Triton shower attachment over, wash hand basin, low level WC, chrome heated towel rail, inset ceiling spot lights, rear aspect double glazed window.

OUTSIDE

The front garden comprises of a lawn area with a driveway providing ample off road parking. Gated access to the side leads to the rear.

The rear garden comprises of a large sandstone patio area with elevated views towards to the river Severn with a sandstone pathway

following on down the side of the garden, steps give you access down to a laid to lawn area with an enclosed vegetable/planting area at the bottom of the garden. The garden is fully enclosed by fencing.

AGENTS NOTE

Dressing room could potentially be used as a fourth bedroom.

SERVICES

Mains gas, mains electric, mains drainage, mains water.

WATER RATES

Severn Trent

LOCAL AUTHORITY

Council Tax Band: C
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 escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

DIRECTIONS

Once entering Lydney turn right at the T junction onto Newerne Street turning right onto Templeway West and proceed along turning right into Templeway West where the property can be found along 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)

