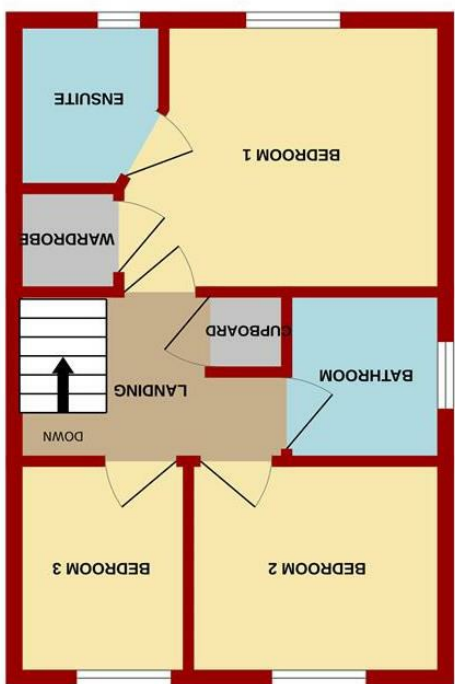
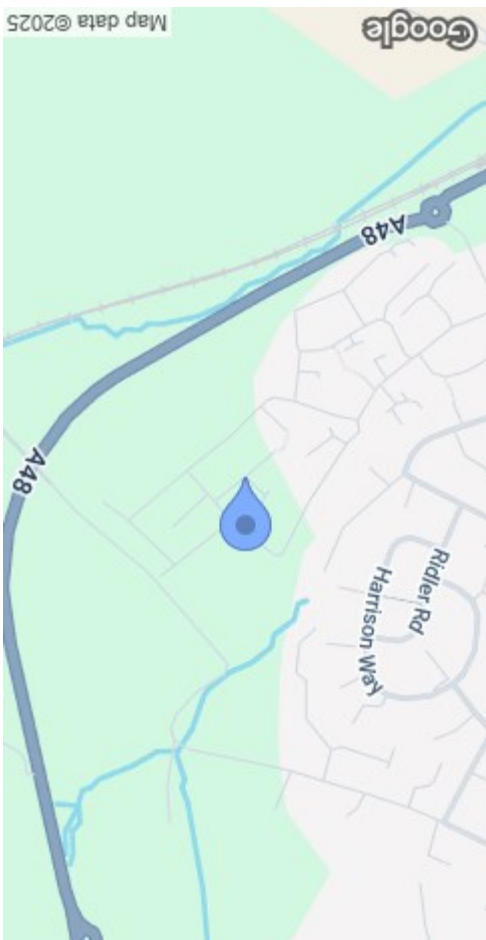




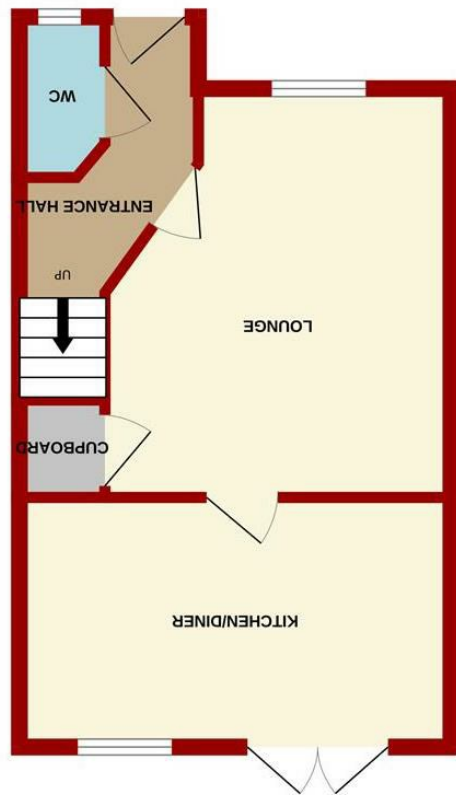
MISREPRESENTATION DISCLAIMER
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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
<p>Energy Efficiency Rating: 83</p>	<p>Environmental Impact (CO₂) Rating: 96</p>

Measurements are approximate. Not to scale. Illustrative purposes only.
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1ST FLOOR



GROUND FLOOR



3 Tawny Mews
 Lydney GL15 5GP

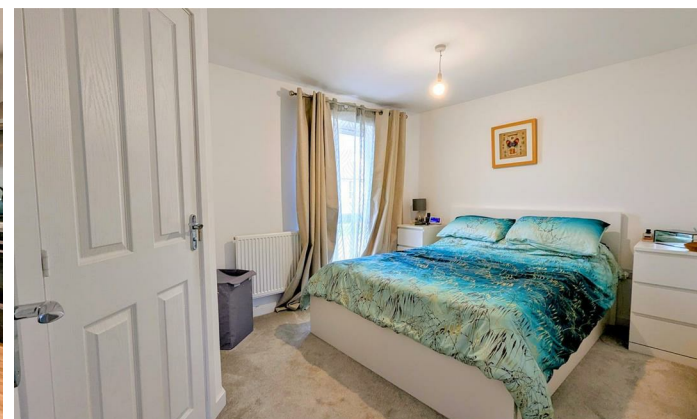
Guide Price £250,000

BUILT JUST TWO YEARS AGO, IMMACULATELY PRESENTED THREE BEDROOM SEMI-DETACHED HOME, ENJOYING OFF-ROAD PARKING FOR TWO CARS, STYLISH KITCHEN/DINER, MASTER BEDROOM WITH EN-SUITE AND LANDSCAPED SOUTH EAST FACING REAR GARDEN.

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 part double glazed composite door into:

ENTRANCE HALLWAY

Wood effect flooring, radiator, power points, stairs which lead up to the first floor landing, door through into:

CLOAKROOM

3'00 x 5'08 (0.91m x 1.73m)

Continuation of wood effect flooring, radiator, low level WC, pedestal wash hand basin with tiled splash back, front aspect double glazed UPVC frosted window.

from the entrance hallway, door leading into:

LOUNGE

12'01 x 14'04 (3.68m x 4.37m)

Wood effect flooring, radiator, power points, TV point, internet point, door giving access into under stairs storage cupboard, front aspect double glazed UPVC window. Door leading into:

KITCHEN

15'03 x 8'09 (4.65m x 2.67m)

Range of base, drawer and wall mounted units, rolled edge worktops, one and half bowl single drainer sink unit with mixer tap above, integrated fridge/ freezer, integrated oven with four ring gas hob, stainless steel splashback, stainless steel cooker hood above, space and plumbing for washing machine, space and plumbing for dish washer, power points, appliance points, inset ceiling spotlights, radiator, space for dining table and chairs, rear aspect double glazed UPVC window, double glazed UPVC double doors out to the garden.

LANDING

Power points, door into cupboard, access to loft space, door into:

BEDROOM ONE

12'01 x 9'06 (3.68m x 2.90m)

Radiator, power points, built in wardrobe, front aspect double glazed UPVC window, door into:

ENSUITE

5'11 x 5'03 (1.80m x 1.60m)

Wood effect flooring, corner shower unit enclosed by tiling, pedestal wash hand basin, low level WC, part tiled walls, heated towel rail, inset ceiling spotlights, front aspect double glazed UPVC frosted window.

BEDROOM TWO

9'00 x 7'07 (2.74m x 2.31m)

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

BEDROOM THREE

6'01 x 7'07 (1.85m x 2.31m)

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

BATHROOM

5'11 x 5'07 (1.80m x 1.70m)

Wood effect flooring, white suite comprising of panelled bath, pedestal wash hand basin, WC, part tiled walls, heated towel rail, side aspect double glazed UPVC frosted window.

OUTSIDE

At the front of the property there is a driveway with off road parking for two cars.

A paved pathway then leads to gated side access leading to the rear garden.

The rear garden is south east facing and has been thoughtfully landscaped to include a large gravel area, lawn, flower beds and substantial wooden shed with adjoining covered seating area.

SERVICES

Mains Water, Electricity, Drainage and Gas Heating.

MOBILE PHONE COVERAGE / BROADBAND AVAILABILITY

It is down to each individual purchaser to make their own enquiries. However, we have provided a useful link via Rightmove and Zoopla to assist you with the latest information. In Rightmove, this information can be found under the brochures section, see "Property and Area Information" link. In Zoopla, this information can be found via the Additional Links section, see "Property and Area Information" link.

WATER RATES

Severn Trent - rates to be confirmed.

LOCAL AUTHORITY

Council Tax Band: C
Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.

TENURE

Freehold.

Please note there will be a maintenance charge of circa £125 / year for the upkeep of the parks and shared space on the development.

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

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 on to Par Four Lane, continue until you reach Kingfisher Drive and then take the left turning on to Mallard Way and then the next left on to Tawny Mews where the property can be found on your left 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)