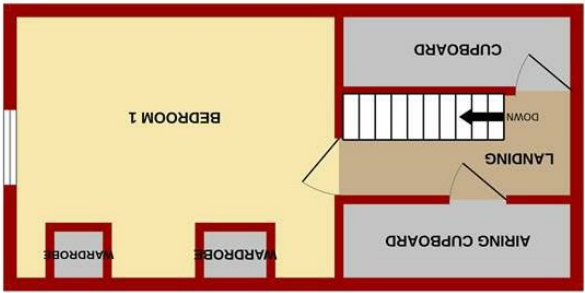
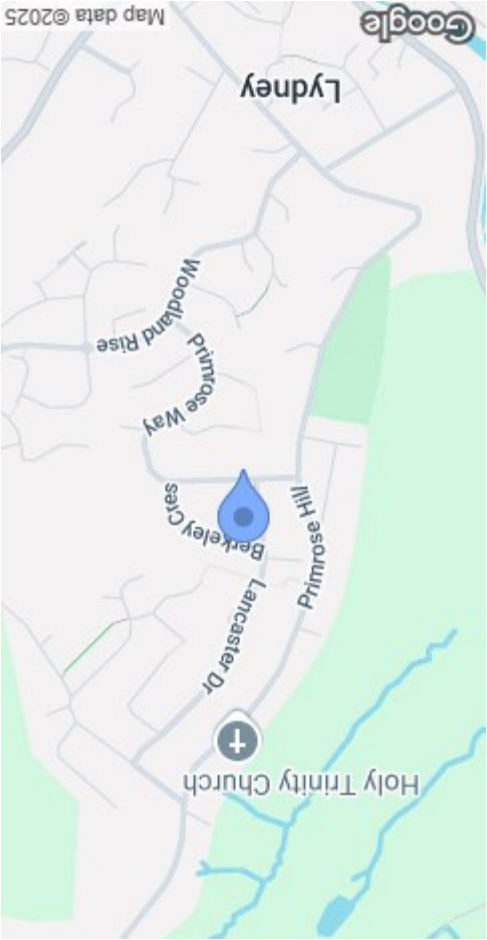
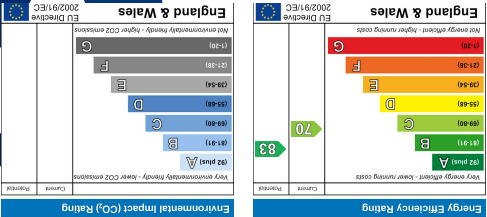
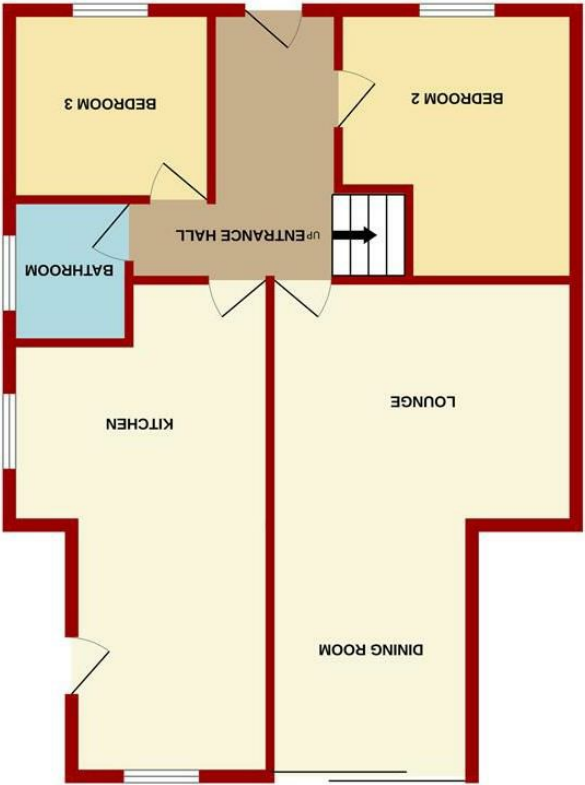


MISREPRESENTATION DISCLAIMER
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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.



1ST FLOOR



GROUND FLOOR



9 Primrose Way
Lydney GL15 5SQ

£250,000

This spacious three-bedroom semi-detached dormer bungalow is conveniently located near Lydney town centre, offering picturesque views towards the River Severn. The property boasts spacious downstairs living areas and an impressive large garden. It features off-road parking for several vehicles as well as a single garage. This home is available for sale 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, two large supermarkets, service station, health centre 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 accessed via partly glazed UPVC door into:

ENTRANCE HALLWAY

Radiator, stairs to first floor landing, power points. Door leading into:

BEDROOM TWO

11'10 x 10'05 (3.61m x 3.18m)

Front aspect double glazed UPVC window, radiator, power points, under stairs storage space.

From the entrance hallway, door giving access into:

BEDROOM THREE

8'08 x 7'07 (2.64m x 2.31m)

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

From the entrance hallway, door giving access into:

BATHROOM

6'04 x 5'05 (1.93m x 1.65m)

Panelled bath with bath taps over, electric Triton shower attachment above, vanity wash hand basin sink unit with tap over, close coupled W.C, extractor fan, side aspect double glazed UPVC frosted window.

From the entrance hallway, door giving access into:

LOUNGE

10'08 x 13'04 (3.25m x 4.06m)

Feature wood burner, power points, TV point, radiator, inset ceiling spotlights, opening giving access into:

DINING ROOM

8'04 x 11'00 (2.54m x 3.35m)

Rear aspect patio sliding door giving access out to the garden, radiator, power points, inset ceiling spotlights.

From the entrance hallway, door giving access into:

KITCHEN

8'08 x 18'07 (2.64m x 5.66m)

Side and rear aspect double glazed UPVC windows, radiator, range of wall,

drawer and base mounted units, space for under counter fridge, space for under counter freezer, built in oven and five gas ring hob, space for washing machine, space for dryer, space for dish washer, Belfast sink, power points, side aspect double glazed UPVC frosted door giving access to the driveway.

From the Entrance Hallway, stairs giving access to first floor landing.

LANDING

Comprises of two cupboard spaces - one housing a Worcester combination boiler. From the landing space, door giving access into:

BEDROOM ONE

14'11 x 12'00 (4.55m x 3.66m)

Side aspect double glazed UPVC window, radiator, power points, built in wardrobes and storage space.

OUTSIDE

To the front of the property there is a driveway which is suitable for multiple vehicles and small laid to lawn area.

GARAGE

Single garage space. Accessed via a manual up and over door.

REAR GARDEN

At the top of the rear garden you have a raised patio area which gives stunning views towards the River Severn with a further raised flower bed area. In turn leads to a pathway, leading down to large laid to lawn area with wood store, and shed with it all enclosed by fencing and hedging.

SERVICES

Mains Water, Electricity and Drainage, 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 advised.

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

From Coleford turn right at the traffic lights signposted Lydney/Chepstow. Proceed along until reaching the next set of traffic lights and continue straight over. Follow this road for approximately 3 miles bearing left signposted Lydney. Continue straight for another 3 miles until reaching Lydney. At the T junction facing Tesco, turn left onto the High Street and continue along turning left onto Albert Road which leads into Springfield Road. Carry on up the hill where you will come to a right hand turning for Primrose Way where the property can be found 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.

