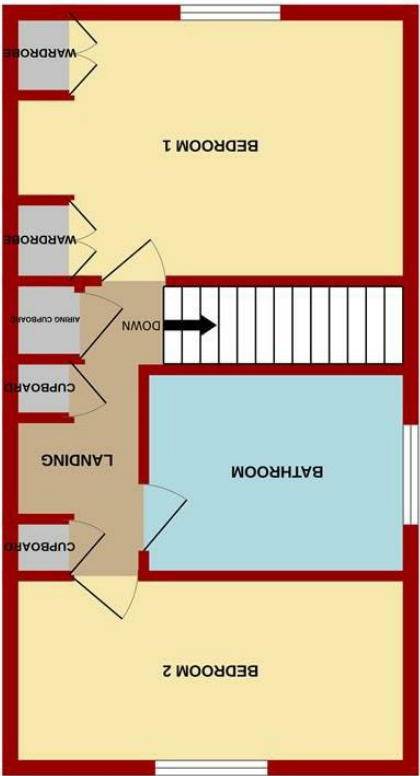
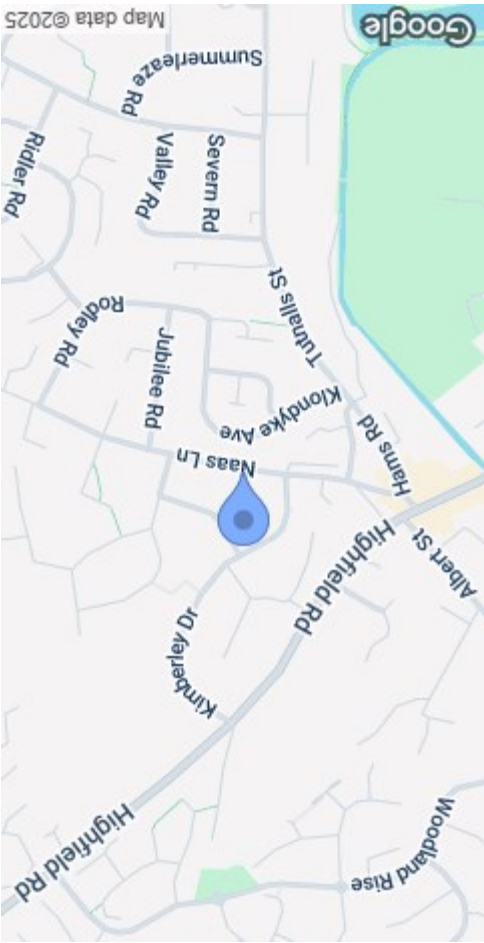


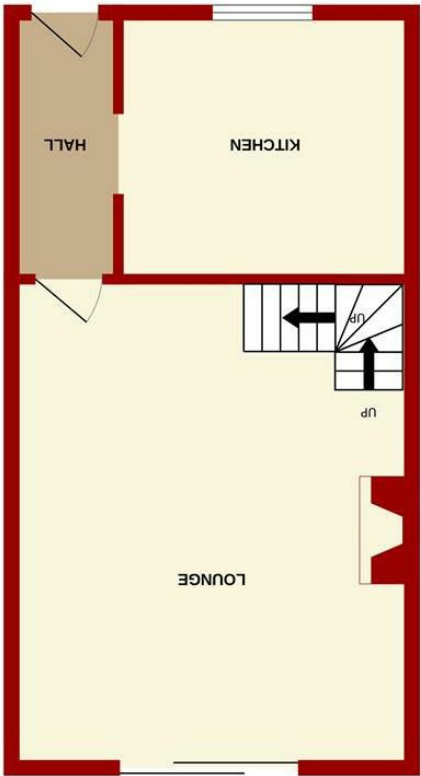
MISREPRESENTATION DISCLAIMER
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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	Future	Score
Energy Efficiency Rating: 88		
Energy Efficiency Rating: 70		
Energy Efficiency Rating: 88		

Environmental Impact (CO ₂) Rating		
Current	Future	Score
Environmental Impact (CO ₂) Rating: 88		
Environmental Impact (CO ₂) Rating: 70		
Environmental Impact (CO ₂) Rating: 88		



1ST FLOOR



GROUND FLOOR



6 The Folders Naas Lane
Lydney GL15 5UB

£175,000

A good size two-bedroom end terraced house located in the heart of Lydney town centre. This home features two generously sized bedrooms, good size lounge and being within a small cul-de-sac. Enjoy the benefits of private, enclosed gardens—ideal for outdoor relaxation—and convenient off-road parking with space for two vehicles. This property is being sold 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 is accessed via a partly glazed upvc door into:

ENTRANCE HALLWAY

Radiator, power points, door giving access into:

KITCHEN

9'07 x 8'07 (2.92m x 2.62m)

Front aspect upvc double glazed window, range of wall, drawer and base mounted units, built in oven and hob, extractor fan, stainless steel drainer unit with taps over, space for washing machine, space for under counter fridge, Ideal combination boiler, radiator, power points. Door giving access into:

LOUNGE

17'03 x 13'07 (5.26m x 4.14m)

Rear aspect upvc double glazed sliding door which gives access out to the garden, power points, tv point, radiator, stairs to first floor landing.

FIRST FLOOR LANDING

Multiple cupboard/wardrobe space's with shelving options within, loft access space, door giving access into:

BEDROOM ONE

8'08 x 13'08 (2.64m x 4.17m)

Front aspect upvc double glazed window, radiator, power points, built in wardrobe space.

BEDROOM TWO

8'07 x 13'07 (2.62m x 4.14m)

Rear aspect upvc double glazed window, radiator, power points, free standing sliding wardrobe.

BATHROOM

5'00 x 8'02 (1.52m x 2.49m)

Side aspect upvc double glazed frosted window, panelled bath with taps over with an electric shower attachment above, close coupled wc, sink with tap over, radiator.

OUTSIDE

To the front of the property there is parking for two cars with a pathway which leads to the front door.

To the rear of the property there is a laid to lawn area, storage shed and side access, all enclosed by fencing, hedging and wall.

SERVICES

Mains Water, Drainage, Electricity and Gas.

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: B
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 left at the T junction and proceed to the bottom of the high street turning right and immediately left onto Naas Lane continue along here for a short distance where the house can be located on your left 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)

