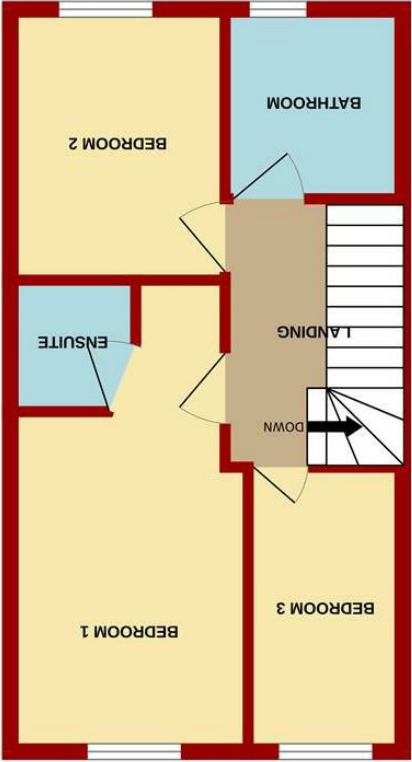
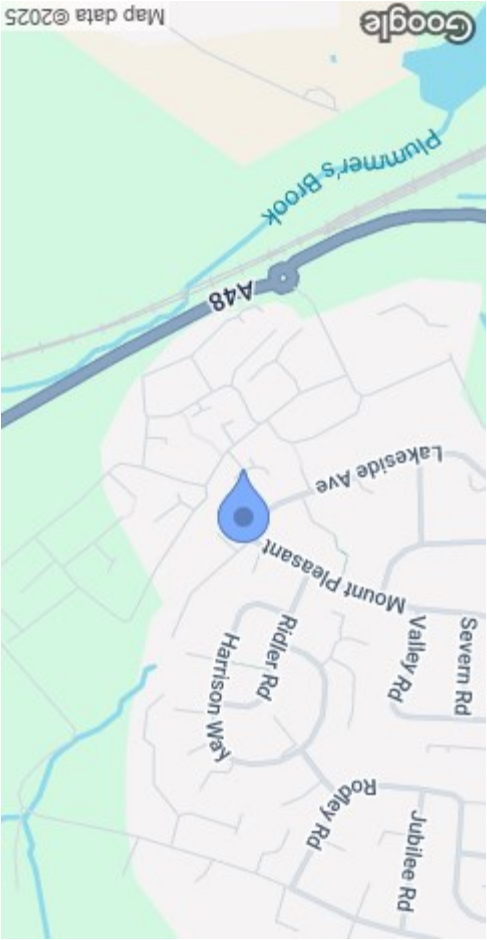
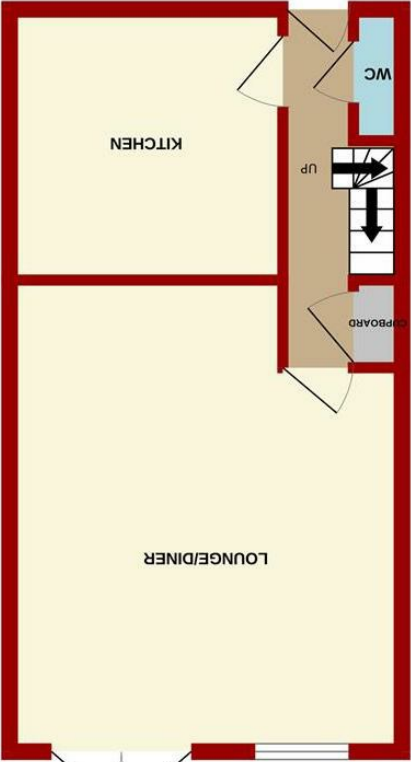


MISREPRESENTATION DISCLAIMER
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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
Very energy efficient - low running costs	
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (29-38)	
G (1-28)	
Not energy efficient - high running costs	
EU Directive 2002/91/EC	
England & Wales	
2002/91/EC	
Environmental Impact (CO ₂) Rating	
Current	Future
Very energy efficient - low CO ₂ emissions	
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (29-38)	
G (1-28)	
Not energy efficient - high CO ₂ emissions	
EU Directive 2002/91/EC	
England & Wales	
2002/91/EC	



1ST FLOOR



GROUND FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only.
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11 Woodpecker Close
Lydney GL15 5FY

£250,000

A beautifully presented three-bedroom end-terrace property located in a highly sought-after development. This wonderful home boasts the added convenience of two off-road parking spaces and features three generously sized bedrooms with the master bedroom benefitting from an en-suite bathroom. The spacious living and dining area provides an ideal setting for relaxation and entertaining.

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 partly glazed upvc frosted door into:

ENTRANCE HALLWAY

Stairs to first floor landing, under stairs storage space, radiator, power points, door leading into:

CLOAKROOM

Front aspect upvc double glazed window, close coupled wc, sink with tap over, radiator, fuse box.

KITCHEN

9'07 x 11'09 (2.92m x 3.58m)

Front aspect upvc double glazed window, range of wall, drawer and base mounted units, built in oven, built in four gas ring hob, extractor fan, space for washing machine, space for dishwasher, space for fridge/ freezer, radiator, power points, cupboard housing the Ideal combination boiler.

LOUNGE/DINER

13'10 x 16'07 (4.22m x 5.05m)

Rear aspect upvc double glazed window, rear aspect patio door which gives access out to the garden, radiator, power points, TV point.

FIRST FLOOR LANDING

Radiator, loft access space, over the stairs cupboard space, door giving access into:

BEDROOM ONE

15'07 x 9'07 (4.75m x 2.92m)

Rear aspect upvc double glazed window, radiator, power points, TV point, door giving access into:

BEDROOM TWO

9'09 x 9'08 (2.97m x 2.95m)

Floor to ceiling upvc double glazed window, radiator, power points.

BEDROOM THREE

6'08 x 10'03 (2.03m x 3.12m)

Rear aspect upvc double glazed window, radiator, power points.

EN-SUITE

5'05 x 4'10 (1.65m x 1.47m)

Walk in shower with a mains shower overhead, close coupled wc, sink with tap over, radiator, extractor fan.

BATHROOM

5'07 x 6'08 (1.70m x 2.03m)

Front aspect upvc double glazed frosted window, modern panelled bath with bath taps over, close coupled wc, sink with tap over, radiator, extractor fan.

OUTSIDE

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

The rear garden has a large entertaining patio area, has side access, a laid to lawn area, two boarders at the rear and is all surrounded by fencing.

SERVICES

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

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 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 turning at the second roundabout, taking the first right, follow along here until the property can be found on the 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)

