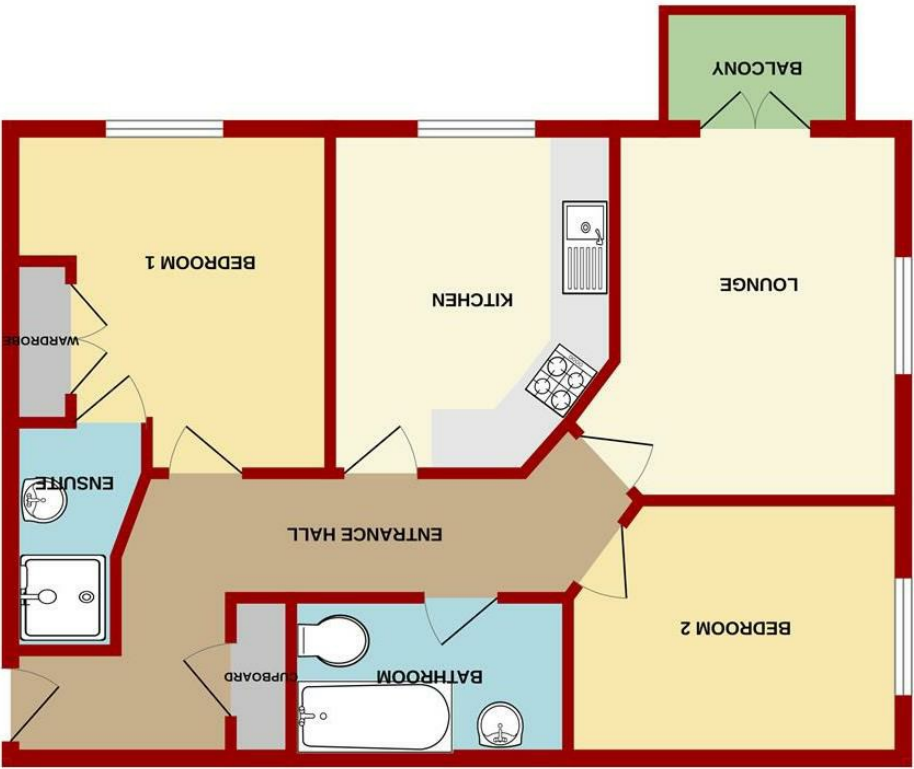
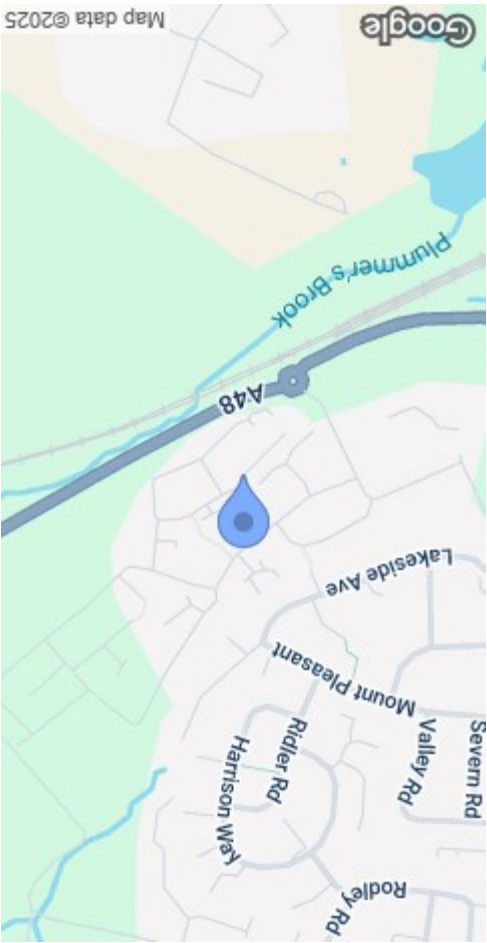


MISREPRESENTATION DISCLAIMER  
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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	83
Minimum	83
Environmental Impact (CO <sub>2</sub> ) Rating	
Current	A
Minimum	A

Energy Efficiency Rating	
Current	83
Minimum	83
Environmental Impact (CO <sub>2</sub> ) Rating	
Current	A
Minimum	A



GROUND FLOOR



29 Overstreet Green  
Lydney GL15 5GG



£140,000

Impeccably presented two-bedroom second floor flat located within the highly sought-after development. This charming property features brand-new carpets throughout. The spacious bedrooms include a generously sized master suite complete with a convenient en-suite bathroom.

The light-filled lounge is a standout feature, direct access to a private balcony that showcases stunning, far-reaching countryside views. With the added benefit of 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, bank, 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 fire door into:

**ENTRANCE HALLWAY**

Radiator, power points, large cupboard space with hanging options and a fuse box.

**LOUNGE**

12'06 x 9'10 (3.81m x 3.00m)

Side aspect double glazed upvc window, front aspect patio doors which give access out to the balcony, power points, radiator, tv point.

The balcony gives lovely far reaching countryside views, which is a lovely feature for this property.

**KITCHEN**

11'06 x 9'06 (3.51m x 2.90m)

Front aspect double glazed upvc window, range of wall, drawer and base mounted units, stainless steel one and half bowl drainer unit with tap over, built in dishwasher, built in four gas ring hob, extractor fan, fridge/freezer, built in oven, space for washing machine, cupboard housing a Glow-worm boiler, radiator, power points.

**BEDROOM ONE**

10'09 x 11'06 (3.28m x 3.51m)

Front aspect double glazed upvc window, radiator, power points, tv point, built in wardrobes with hanging and shelving options, door leading into:

**EN-SUITE**

7'07 x 4'11 (2.31m x 1.50m)

Walk in shower with electric Mira shower over, close coupled w.c, sink with tap over, extractor fan, radiator, light with shaver point.

**BEDROOM TWO**

11'06 x 8'06 (3.51m x 2.59m)

Side aspect double glazed upvc window, radiator, tv point.

**BATHROOM**

8'11 x 5'01 (2.72m x 1.55m)

Panelled bath with bath taps over with a shower attachment above, heated towel rail, sink with tap over, light with shaving point, extractor fan, couple coupled w.c.

**AGENTS NOTE**

There is approximately 111 years remaining of the lease.

Ground Rent: £250 per year

Buildings insurance: Approx. £225 per year

Maintenance Charges:  
£1599.70 per year (paid in two halves). This covers all building related expenses.

£366.08 per year (paid in two halves). This covers all other estate expenses.

**SERVICES**

Mains Gas, Electricity, Water and Drainage.

**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: A  
Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.

**TENURE**

Leasehold.

**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 and first right again onto Bledisloe Way following the road around until the property can be found straight ahead.

**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.

