

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.

Figure 1: Comparison of the environmental impact of the UK and EU electricity generation.

The figure consists of two horizontal bar charts. The left chart shows the Environmental Impact (CO₂) Rating for the UK, and the right chart shows the Energy Efficiency Rating for the UK. Both charts include a legend for the UK and EU electricity generation mix.

Left Chart: Environmental Impact (CO₂) Rating

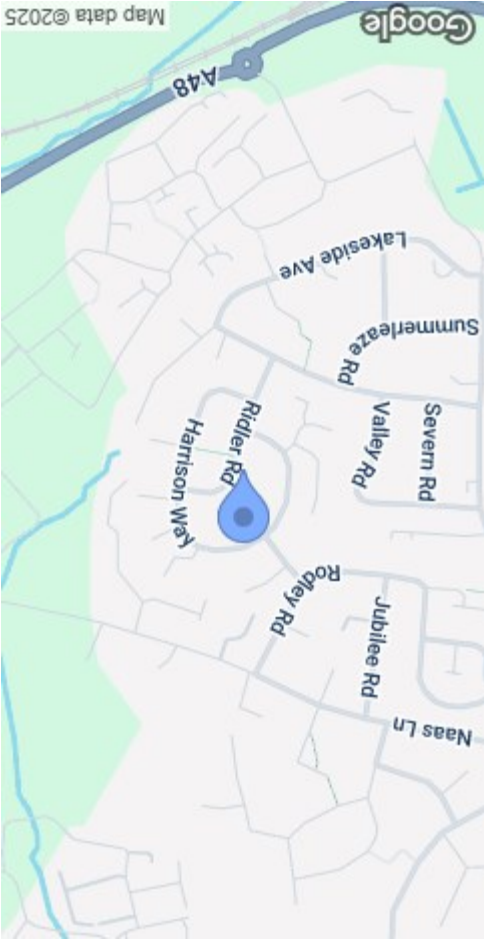
Source	Rating
Coal	17.78
Gas	12.38
Nuclear	10.45
Wind	9.64
Solar	9.47

Right Chart: Energy Efficiency Rating

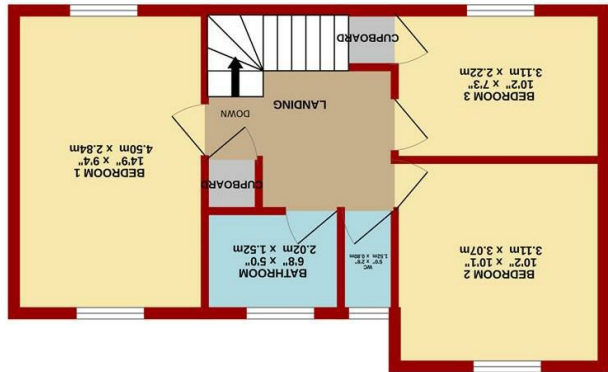
Source	Rating
Coal	17.78
Gas	12.38
Nuclear	10.45
Wind	9.64
Solar	9.47

Legend:

- UK Electricity Generation Mix: Coal, Gas, Nuclear, Wind, Solar
- EU Electricity Generation Mix: Coal, Gas, Nuclear, Wind, Solar



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



GROUND FLOOR



25 Ridler Road
Lydney GL15 5BL

£234,950

Well-presented END OF TERRACE property offering THREE DOUBLE BEDROOMS, a private SOUTH-FACING GARDEN, and VERSATILE LIVING SPACE with potential for MULTI-GENERATIONAL LIVING. Located within easy reach of the TOWN CENTRE. Ample scope for a DRIVEWAY with parking for up to FIVE CARS. Offered with NO ONWARD CHAIN, making it an ideal choice for a QUICK MOVE.

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.



ENTRANCE HALLWAY

5'11 x 11'05 (1.80m x 3.48m)

Stairs to the first floor, under stairs cupboard, radiator, power points. Door into:

DINING ROOM

8'07 x 13'01 (2.62m x 3.99m)

Feature gas fireplace, wall and ceiling lights, radiator, power points. Double glazed patio doors lead out to the rear garden.

KITCHEN

17'04 x 5'00 (5.28m x 1.52m)

A range of wall, base and drawer units, sink and drainer with mixer tap, space for plumbing for washing machine and dishwasher, four ring electric ceramic plate hob, integrated oven & grill, boiler located within cupboard, power points, ceiling light, side and rear double glazed window. Side aspect door.

LIVING ROOM

14'09 x 9'04 (4.50m x 2.84m)

Feature gas fireplace with surround, ceiling and wall lighting, radiator, power points, front aspect window, rear aspect patio doors leading out to the garden.

With the second reception room there is scope for an additional downstairs bedroom.

Stairs to first floor landing: window to front aspect.

LANDING

6'05 x 6'01 (1.96m x 1.85m)

Airing cupboard, access to roof space. Door into:

BEDROOM 1

14'10 x 9'04 (4.52m x 2.84m)

Ceiling light, radiator, power points. front and rear aspect double glazed windows.

Note - There is a possibility to add a partition to this room to turn it in to two bedrooms with separate doorways from the landing.

BEDROOM 2

10'09 x 10'11 (3.28m x 3.33m)

Built in wardrobes and cupboards, built-in over bed storage, ceiling light, radiator, power points, rear aspect double glazed window.

BEDROOM 3

6'07 x 10'10 (2.01m x 3.30m)

Built in storage and lighting above bed, storage cupboard above staircase, ceiling light, radiator, power points., front aspect double glazed window.

BATHROOM

5'01 x 5'06 (1.55m x 1.68m)

Bath with mixer tap and shower over, wash hand basin, vertical wall mounted radiator, extractor fan, rear aspect double glazed window.

W.C

5'02 x 2'11 (1.57m x 0.89m)

W.C, radiator, rear aspect window.

OUTSIDE

To the front of the property you have an enclosed garden that is mostly laid to lawn with a path leading to front door. Access to the side of the property leads to the rear.

REAR GARDEN

Mostly laid to lawn with a patio area, store shed with power.

SERVICES

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

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

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

What Three Words - Hamper.Thigh.Decompose

PROPERTY SURVEYS

Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys)

