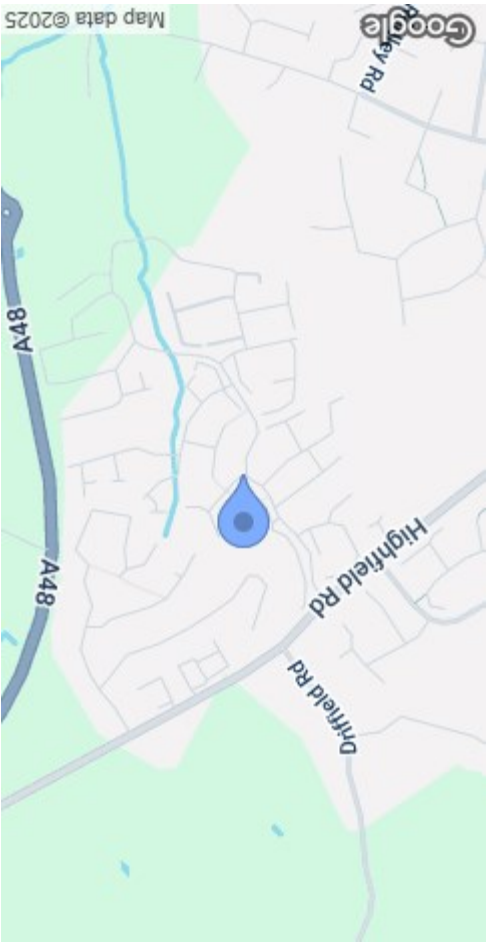




MISREPRESENTATION DISCLAIMER
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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 - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (29-38)		
G (13-28)		
Very energy inefficient - high running costs		
2009/1 EPC	2025/1 EPC	
England & Wales		
Environmental Impact (CO ₂) Rating		
Current	Future	
Very energy efficient - lower CO ₂ emissions		
A (0-10)		
B (11-17)		
C (18-27)		
D (28-34)		
E (35-38)		
F (39-45)		
G (46-50)		
Very energy inefficient - higher CO ₂ emissions		
2009/1 EPC	2025/1 EPC	
England & Wales		



27 Cooke Way
Lydney GL15 5TW

£270,000

A BEAUTIFULLY PRESENTED THREE-BEDROOM SEMI-DETACHED HOME, enjoying an ELEVATED POSITION with attractive outlooks, set on a GENEROUS CORNER PLOT. This stylish property boasts OFF-ROAD PARKING, SPACIOUS INTERIORS, and a WELL-MAINTAINED GARDEN.

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 double glazed upvc door into:

ENTRANCE HALLWAY
6'04 x 3'07 (1.93m x 1.09m)
Door giving access into:

CLOAKROOM
6'04 x 2'09 (1.93m x 0.84m)
W.C, sink with tap over, radiator.

From the hallway, door giving access into:

LOUNGE
14'05 x 15'00 (4.39m x 4.57m)
Front aspect double glazed upvc window, radiator, power points, stairs to first floor landing, door giving access into:

KITCHEN
8'10 x 14'11 (2.69m x 4.55m)
Range of wall, drawer and base mounted units, built in fridge/ freezer, built in dishwasher, built in oven, gas ring hob with extractor above, space and plumbing for washing machine, rear aspect double glazed upvc window and rear aspect double glazed upvc patio doors leading out to the garden.

From the lounge, stairs giving access to first floor landing which has doors giving access into all rooms.

BEDROOM ONE
12'01 x 8'00 (3.68m x 2.44m)
Rear aspect double glazed upvc window, radiator, power points.

BEDROOM TWO
11'02 x 8'00 (3.40m x 2.44m)
Front aspect double glazed upvc window, radiator, power points.

BEDROOM THREE
8'10 x 6'08 (2.69m x 2.03m)
Rear aspect double glazed upvc window, radiator, power points.

BATHROOM
9'06 x 6'07 (2.90m x 2.01m)
Front aspect double glazed upvc frosted window, radiator, panelled bath with taps over and a shower attachment above, sink with tap over.

OUTSIDE
Externally, the property boasts allocated parking for two vehicles. At the front, you'll find a well-maintained lawn area accompanied by a paved pathway with two steps that lead up to the inviting front door. This path also extends neatly around to the side of the home. To the side, there's gated access opening into the rear garden.

REAR GARDEN
The path leads to a set of patio doors, opening out into a well-maintained rear garden. This outdoor space features a lawned area, a small decking space perfect for seating or entertaining, and a garden shed for additional storage, all enclosed by secure fencing.

SERVICES
Mains water, drainage, electricity.

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 town centre, turn right at the traffic lights signed posted Lydney. Drive through Bream towards Lydney until reaching Lydney High Street. Take a left turning at the junction onto Hill Street and continue along the road until reaching Highfield Road. At the traffic lights, turn right into Rodley Manor Way and continue along until reaching the left turning into Cooke 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.

