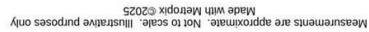
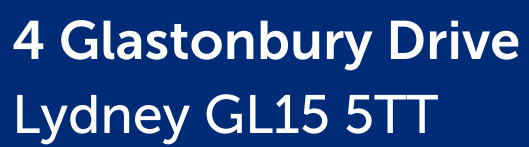
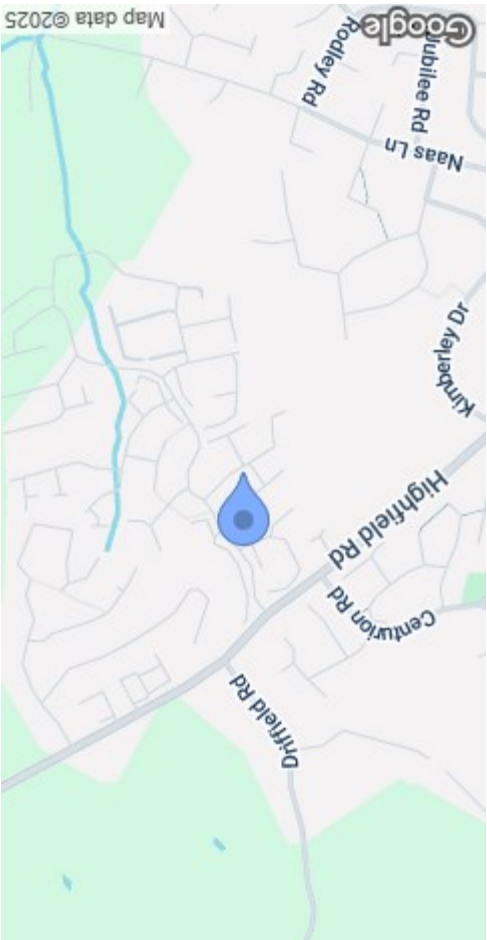


Energy Efficiency Rating	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC	England & Wales
Very Energy Efficient (A)	96	Very Energy Efficient (A)	96	Very Energy Efficient (A)
Energy Efficient (B)	84	Energy Efficient (B)	84	Energy Efficient (B)
Decent (C)	74	Decent (C)	74	Decent (C)
Below Minimum (D)	64	Below Minimum (D)	64	Below Minimum (D)
Below Minimum (E)	54	Below Minimum (E)	54	Below Minimum (E)
Below Minimum (F)	44	Below Minimum (F)	44	Below Minimum (F)
Below Minimum (G)	34	Below Minimum (G)	34	Below Minimum (G)



1ST FLOOR





£275,000

A well presented three-bedroom semi-detached home. This property is just a short walk to Lydney town centre and offers off-road parking, private garden, three good sized bedrooms, master bedroom with en-suite and overall generous living space.

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 composite door into:

**ENTRANCE HALLWAY**

Radiator, power points, double doors leading into built in storage, door leading into:

**CLOAKROOM**

W.C, pedestal wash hand basin with a tiled splashback.

**KITCHEN/ DINER**

8'09 x 15'04 (2.67m x 4.67m)

Range of wall, drawer and base mounted units, rolled edge worktops, integrated oven with four ring electric hob and extractor fan above, built in dish washer, built in washing machine, built in fridge/ freezer, one and a half bowl single drainer stainless steel sink unit with mixer tap above, power points, appliance points, inset ceiling spotlights, space for dining table and chairs, front and side aspect double glazed upvc window, side aspect double glazed upvc double doors leading out to the garden.

**LOUNGE**

10'07 x 15'04 (3.23m x 4.67m)

Radiator, power points, front and side aspect double glazed upvc windows.

**FIRST FLOOR LANDING**

From the entrance hallway, stairs leading up to the landing which has power points, access to loft space and doors leading into all rooms.

**BEDROOM ONE**

10'09 x 10'05 (3.28m x 3.18m)

Radiator, power points, side aspect double glazed upvc window, built in wardrobes, door leading into:

**EN-SUITE**

7'06 x 4'07 (2.29m x 1.40m)

Double shower unit enclosed by tiling with shower off the mains, w.c, pedestal wash hand basin, radiator, front aspect double glazed upvc frosted window.

**BEDROOM TWO**

11'09 x 8'08 (3.58m x 2.64m)

Radiator, power points, front aspect double glazed upvc window.

**BEDROOM THREE**

6'04 x 8'09 (1.93m x 2.67m)

Radiator, power points, side aspect double glazed upvc window.

**BATHROOM**

6'11 x 5'06 (2.11m x 1.68m)

White suite comprising of panelled bath and shower off the mains over, pedestal wash hand basin, w.c, heated towel rail, front aspect double glazed upvc frosted window, inset ceiling spotlights.

**OUTSIDE**

Driveway with off-road parking for two cars, gated access into rear garden which is all enclosed by brick wall and fencing, large lawned area, patio seating area, garden shed.

**SERVICES**

Mains Water, Gas, Electricity, 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**

To be confirmed.

**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 right turning into Glastonbury where the property can be found on the right 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.

