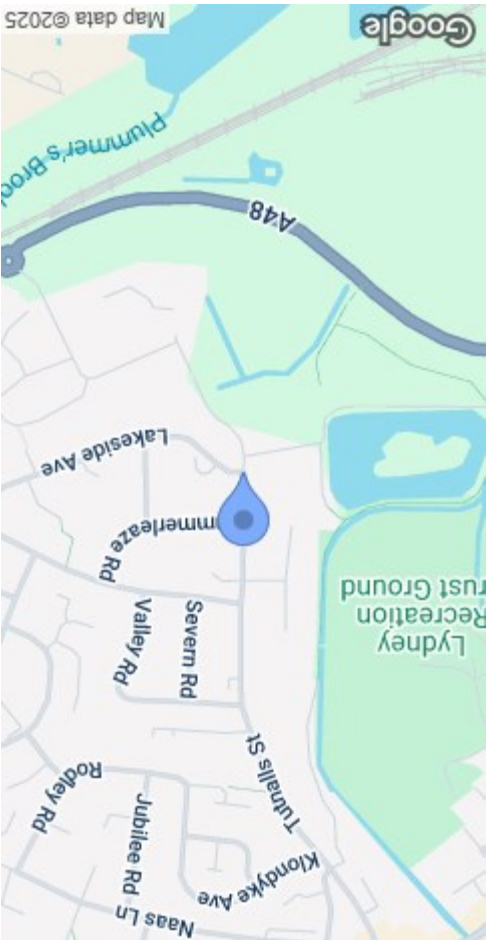


MISREPRESENTATION DISCLAIMER

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 a 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	2020/21 EPC	England & Wales	2020/21 EPC	England & Wales
Very Energy Efficient (A)	87	Very Energy Efficient (A)	87	Very Energy Efficient (A)
Good (B)	71	Good (B)	71	Good (B)
Decent (C)		Decent (C)		Decent (C)
Needs Improvement (D)		Needs Improvement (D)		Needs Improvement (D)
Poor (E)		Poor (E)		Poor (E)
Very Poor (F)		Very Poor (F)		Very Poor (F)
Unacceptable (G)		Unacceptable (G)		Unacceptable (G)

Measurements are approximate. Not to scale. Illustrative purposes only.
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1 Lakeside Avenue
Lydney GL15 5PY

£225,000

A LARGE END PLOT, THREE-BEDROOM SEMI DETACHED HOUSE situated close to Lydney Town Centre. The property is BENEFITTING from BRAND NEW CARPETS THROUGHOUT, UPDATED WINDOWS, TWO LARGE DOUBLE BEDROOMS and 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, 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.



Accessed via a partly glazed double glazed upvc door into:

PORCH

Side aspect double glazed upvc frosted window, power points, wooden door giving access into:

LOUNGE

16'00 x 15'07 (4.88m x 4.75m)

Front aspect double glazed upvc window, radiator, power points, stairs to first floor landing, fuse box, power points, door giving access into:

KITCHEN/DINER

16'00 x 7'06 (4.88m x 2.29m)

Two rear aspect double glazed upvc windows, range of wall, drawer and base mounted units, space for washing machine, space for oven, built in extractor fan, two large cupboards, side aspect partly glazed frosted door which gives access out to the garden, power points.

From the lounge, stairs to first floor landing.

FIRST FLOOR LANDING

Side aspect double glazed upvc window, loft access space, storage cupboard space, airing cupboard housing the Baxi boiler, doors giving access into all rooms.

BEDROOM ONE

10'11 x 10'01 (3.33m x 3.07m)

Front aspect double glazed upvc window, radiator, power points, built in wardrobe space.

BEDROOM TWO

10'01 x 9'11 (3.07m x 3.02m)

Rear aspect double glazed upvc window, radiator, power points, built in wardrobe space.

BEDROOM THREE

8'02 x 5'11 (2.49m x 1.80m)

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

BATHROOM

Rear aspect double glazed upvc frosted window, close coupled w.c, sink with tap over, panelled bath with bath taps over and shower attachment above.

OUTSIDE

To the front of the property there is a grassed laid to lawn area, patio slabs leading to the porch and to the front gated access leading into into the rear garden. There is a pathway continuing around to the rear.

From the side of the property there is gated access into the off-road parking area which can hold several cars, has a laid to lawn area and a rubble area which was formerly used as a vegetable plot, this then leads into the rear garden which also had a laid to lawn area and is all enclosed by fencing.

SERVICES

Mains water, drainage, electric & gas.

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 proceed to the traffic lights and turn right signposted Lydney/Chepstow, continue up the hill passing the petrol station on the left hand side. Go Straight over at the next set of traffic lights and continue passing the village of Sling. You then turn left signposted Bream and upon approaching the village of Bream proceed past the church and continue along until reaching Lydney. Turn right at the hospital in to Grove Road, follow the road around to the left hand side where the property can be found at the bottom 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)

AWAITING VENDOR APPROVAL

These details are yet to be approved by the vendor. Please contact the office for verified details.

