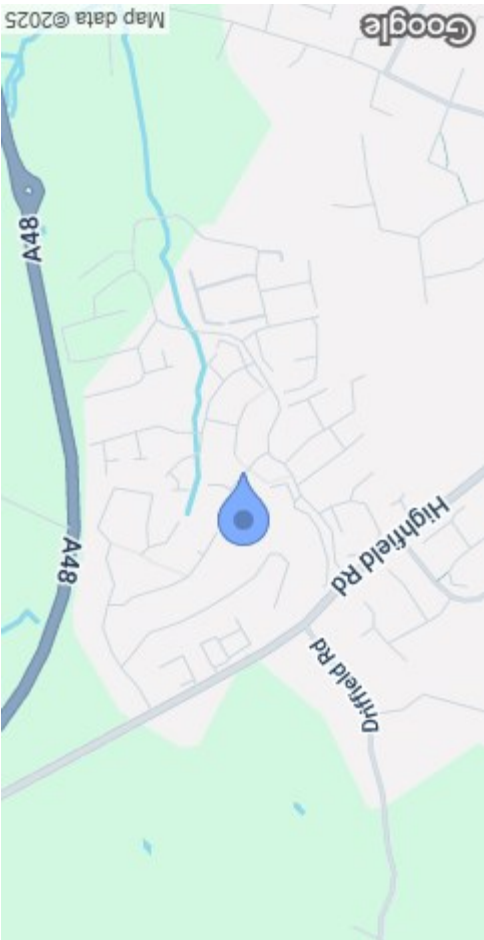


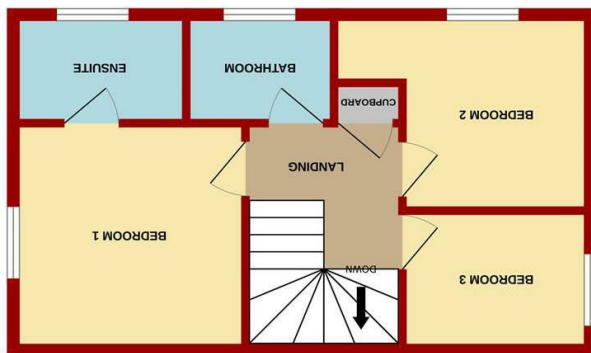
MISREPRESENTATION DISCLAIMER

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.

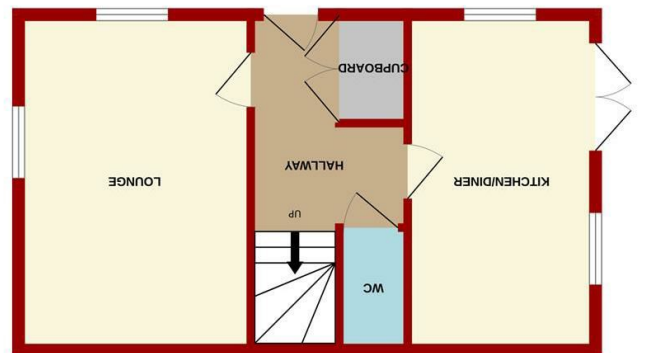
Rating	England & Wales (%)	England & Wales - Higher CO2 emissions area (%)
A	10.0	1.0
B	15.0	2.0
C	25.0	5.0
D	35.0	15.0
E	15.0	35.0
F	5.0	30.0
G	10.0	60.0



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



GROUND FLOOR



1 Cooke Way
Lydney GL15 5TW

Guide Price £270,000

A WELL PRESENTED THREE BEDROOM END OF TERRACE property situated in the POPULAR NEW BUILD DEVELOPMENT in Lydney. The property is benefitting from FIVE YEARS REMAINING on the NHBC GUARANTEE, THREE GOOD SIZED BEDROOMS with the master bedroom benefitting from an EN-SUITE with a NON-OVERLOOKED VIEW BOTH FRONT AND BACK.

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 partly glazed composite door into:

ENTRANCE HALLWAY

Stairs to first floor landing, double doors leading into a cupboard space, power points, door giving access into:

From the entrance hallway, door giving access into:

LOUNGE

15'03 x 10'07 (4.65m x 3.23m)

Front and side aspect double glazed upvc windows, radiator, power points.

CLOAKROOM

3'02 x 5'00 (0.97m x 1.52m)

Close coupled w.c, sink with tap over, radiator, extractor fan.

From the entrance hallway, door giving access into:

KITCHEN/ DINER

15'05 x 8'07 (4.70m x 2.62m)

Rear and front aspect double glazed upvc window, rear aspect patio doors which gives access out to the rear garden, a range of wall, drawer and base mounted units, space for dish washer, space for washing machine, built in oven, built in four gas ring hob and extractor fan, stainless steel drainer unit with tap over, cupboard housing the Ideal combination boiler.

FIRST FLOOR LANDING

Loft access space, cupboard space, power points, door giving access into all rooms.

BEDROOM ONE

10'09 x 10'06 (3.28m x 3.20m)

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

EN-SUITE

8'07 x 7'06 (2.62m x 2.29m)

Front aspect double glazed upvc front window, close coupled w.c, sink with tap over, radiator, walk in shower with a mains shower overhead, extractor fan.

BEDROOM TWO

8'08 x 8'07 (2.64m x 2.62m)

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

BEDROOM THREE

8'08 x 6'05 (2.64m x 1.96m)

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

BATHROOM

6'11 x 5'05 (2.11m x 1.65m)

Front aspect double glazed upvc frosted window, panelled bath with bath taps over, sink with tap over, close coupled w.c, radiator, extractor fan.

OUTSIDE

Reserved off-road parking spaces for two cars which is a walking distance away. There is side access into the rear garden. There is a patio area, garden shed, a laid to lawn area, all surrounded by walls and fencing.

SERVICES

Mains Gas, Water, Drainage and 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

Upon entering the village of Lydney opposite Tesco petrol station turn left towards the town centre, continue through Lydney and head up Highfield Hill until reaching the traffic lights. At the traffic lights turn right onto the new Redrow development, then take the second left onto Cooke Way where the property can be found up the pathway 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.

