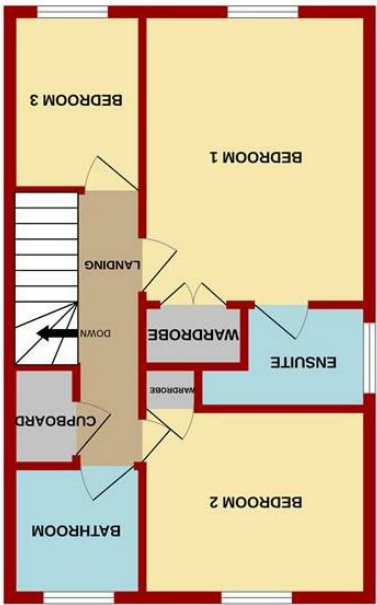
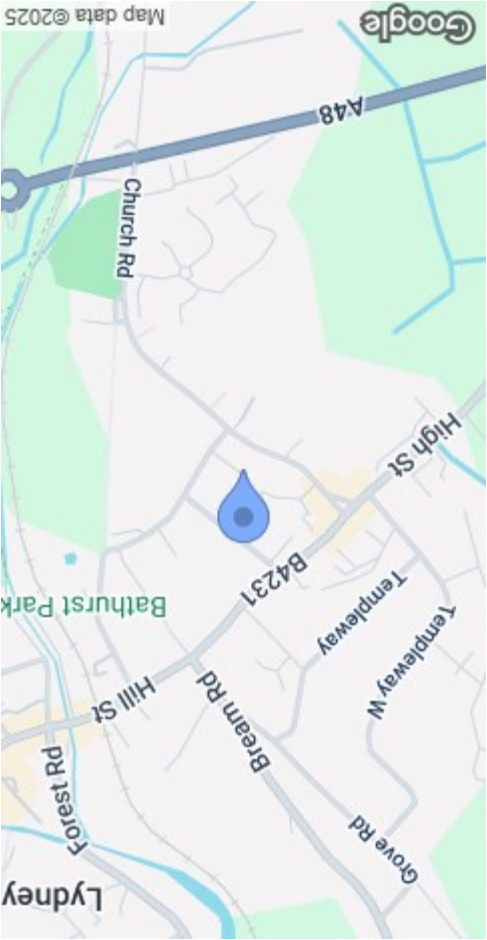




MISREPRESENTATION DISCLAIMER
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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	Target
Very energy efficient - low running costs		A	85
Energy efficient - low running costs		B	
Decent energy efficiency - low running costs		C	
Average energy efficiency - average running costs		D	
Below average energy efficiency - high running costs		E	
Poor energy efficiency - very high running costs		F	
Very poor energy efficiency - extremely high running costs		G	
Minimum energy efficiency - extremely high running costs		H	
Maximum energy efficiency - extremely high running costs		I	
Minimum energy efficiency - extremely high running costs		J	
Maximum energy efficiency - extremely high running costs		K	
Minimum energy efficiency - extremely high running costs		L	
Maximum energy efficiency - extremely high running costs		M	
Minimum energy efficiency - extremely high running costs		N	
Maximum energy efficiency - extremely high running costs		O	
Minimum energy efficiency - extremely high running costs		P	
Maximum energy efficiency - extremely high running costs		Q	
Minimum energy efficiency - extremely high running costs		R	
Maximum energy efficiency - extremely high running costs		S	
Minimum energy efficiency - extremely high running costs		T	
Maximum energy efficiency - extremely high running costs		U	
Minimum energy efficiency - extremely high running costs		V	
Maximum energy efficiency - extremely high running costs		W	
Minimum energy efficiency - extremely high running costs		X	
Maximum energy efficiency - extremely high running costs		Y	
Minimum energy efficiency - extremely high running costs		Z	



1ST FLOOR



GROUND FLOOR



10 The Spires
Lydney GL15 5QX

Offers Over £330,000

At the end of a peaceful cul-de-sac within The Spires, Lydney, this beautifully extended three-bedroom link-detached property. Ideally located within walking distance to Lydney Town Centre, Bathurst Park, and the local secondary school, it provides convenient access to amenities and outdoor leisure.

The property boasts a stunning rear entertainment room, finished to a high standard, serving as the perfect hub for family gatherings and socialising. Inside, you'll find a contemporary kitchen and dining area, a generous lounge, and a master bedroom with an en-suite. Additional features include off-road parking, a garage, 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 partly glazed composite door into:

ENTRANCE HALLWAY

Stairs to first floor landing, radiator, door giving access into:

CLOAKROOM

2'09 x 5'09 (0.84m x 1.75m)

Front aspect double glazed upvc frosted window, close coupled WC, sink with tap over, radiator, fuse box.

From the hallway, door giving access into:

LOUNGE

15'05 x 13'08 (4.70m x 4.17m)

Front and side aspect double glazed upvc windows, radiator, power points, TV point, door giving access into:

KITCHEN

9'09 x 16'08 (2.97m x 5.08m)

Rear aspect double glazed upvc window, range of wall, drawer and base mounted units, built in oven, space for fridge/ freezer, built in five gas ring hob with extractor fan over, built in dish washer, one and a half bowl drainer unit with mixer tap over, power points, TV point, inset ceiling spotlights, under stairs cupboard space with an upright modern radiator within, rear aspect sliding door which gives access into:

ENTERTAINMENT ROOM

16'06 x 10'11 (5.03m x 3.33m)

Rear aspect bi-folding doors which gives access out to the garden, side aspect double glazed upvc windows, inset ceiling spotlights, power points, TV point, door giving access into the garage.

From the hallway, stairs to first floor landing.

FIRST FLOOR LANDING

Loft access space with loft ladder, radiator, over stairs cupboard space which houses the Worcester combination boiler.

BEDROOM ONE

11'09 x 10'05 (3.58m x 3.18m)

Front aspect double glazed upvc window, radiator, power points, built in wardrobe space, door giving access into:

EN-SUITE

7'07 x 4'08 (2.31m x 1.42m)

Side aspect double glazed upvc window, vanity wash hand basin unit with taps over, close coupled WC, heated towel rail, walk in shower with mains shower overhead including a rainfall shower, easy wipe boarding surround, shaver point, extractor fan.

BEDROOM TWO

9'10 x 10'04 (3.00m x 3.15m)

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

BEDROOM THREE

6'09 x 8'02 (2.06m x 2.49m)

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

BATHROOM

6'03 x 6'08 (1.91m x 2.03m)

Rear aspect double glazed upvc frosted window, large vanity wash hand basin unit with tap over, close coupled WC, panelled bath with bath taps over, easy wipe board panelling all around the bath, heated towel rail, inset ceiling spotlights, extractor fan, smart touch LED light mirror.

GARAGE

8'07 x 17'02 (2.62m x 5.23m)

Accessed via manual up and over door, power and lighting, space above.

OUTSIDE

To the front of the property there is a laid to lawn area, a driveway with parking for several cars, garage access, side access to the rear garden.

REAR GARDEN

Patio area, gravelled area with a garden shed, enclosed veggie plot, picket fence enclosed laid to lawn area with floral boarders.

SERVICES

Mains gas, water, electric and 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

Severn Trent - rates to be advised.

LOCAL AUTHORITY

Council Tax Band: D
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 Lydney High Street proceed out of town towards Tesco turning left after Tesco onto Oxford street. Take the first left onto Whitecross Road, taking the first left into The Spires where the property can be found at the end of the cul-de-saq 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.