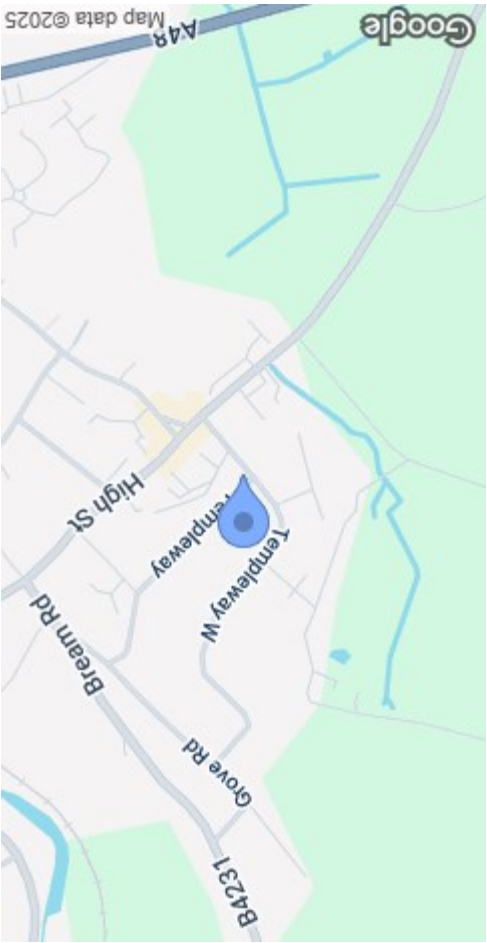


MISREPRESENTATION DISCLAIMER

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	2020/21 EPC	England & Wales	2020/21 EPC	England & Wales
Very Energy Efficient (A+)	92-100	Very Energy Efficient (A+)	92-100	Very Energy Efficient (A+)
Energy Efficient (A)	81-91	Energy Efficient (A)	81-91	Energy Efficient (A)
Decent (B)	69-80	Decent (B)	69-80	Decent (B)
Needs Improvement (C)	50-68	Needs Improvement (C)	50-68	Needs Improvement (C)
Poor (D)	35-49	Poor (D)	35-49	Poor (D)
Very Poor (E)	23-34	Very Poor (E)	23-34	Very Poor (E)
Very Poor (F)	9-22	Very Poor (F)	9-22	Very Poor (F)
Very Poor (G)	1-8	Very Poor (G)	1-8	Very Poor (G)

Measurements are approximate. Not to scale. Illustrative purposes only.
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4 Templeway West
Lydney GL15 5HX

Offers Over £325,000

A stunning, newly refurbished BAY FRONTED THREE BEDROOM semi-detached house, finished to a high specification, located in the highly desirable and popular area of TEMPLEWAY WEST in Lydney. Set on a generous corner plot, this charming home features a beautiful garden perfect for family outdoor living. The property benefits from an OPEN PLAN KITCHEN, DINING, AND LOUNGE AREA, THREE GOOD-SIZED BEDROOMS, a CONVENIENT DOWNSTAIRS W.C., and is being sold with NO ONWARD CHAIN. Additionally, the property includes a GARAGE and a DRIVEWAY providing off road parking.

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.



The property is accessed via a partly glazed upvc double glazed door into:

ENTRANCE HALLWAY
stairs to the first floor landing, side aspect frosted window, radiator downstairs storage space. Door into:

WC
2'02 x 3'02 (0.66m x 0.97m)
Close coupled space saving WC with built in basin above, inset ceiling spotlights, side aspect upvc double glazed frosted window. Door into:

LOUNGE
10'06 x 13'04 (3.20m x 4.06m)
Radiator, power points, original fireplace, TV point, front aspect bay fronted window. Opening into:

KITCHEN/DINNER
19'08 x 12'03 (5.99m x 3.73m)
Power points, range of wall, base and drawer mounted units, built in oven, hob with extractor fan, stainless steel sink and drainer unit with mixer tap over, space for washing machine, space for dishwasher, power points, Baxi gas fired boiler, radiator, side and rear aspect upvc double glazed windows, rear aspect sliding doors into conservatory. Doors into:

CONSERVATORY
16'10 x 7'10 (5.13m x 2.39m)
Power points, side aspect window, radiator polycarbonate roof. Rear aspect sliding doors out to garden.

FROM THE FIRST FLOOR, STAIRS LEAD TO THE FIRST FLOOR:

LANDING
side aspect frosted window, access to loft space. Door into:

BEDROOM 1
11'01 x 13'06 (3.38m x 4.11m)
Radiator, power points, front aspect upvc double glazed bay window.

BEDROOM 2
11'10 x 9'11 (3.61m x 3.02m)
Radiator, power points, rear aspect upvc double glazed window.

BEDROOM 3
8'09 x 9'04 (2.67m x 2.84m)
Radiator, power points, rear aspect upvc double glazed window.

BATHROOM
5'10 x 6'07 (1.78m x 2.01m)
Panelled bath with shower attachment over, close coupled WC, radiator, extractor fan, partly tiled walls, front and side aspect upvc double glazed frosted window.

GARAGE
8'11 x 17'05 (2.72m x 5.31m)
accessed via a manual up and over door, two wooden single glazed windows.

OUTSIDE
To the front of the property you have a pathway leading to the front door and a lawned area. The side of the property enjoys a large lawned area with various shrubs and hedges, this in turn leads to the rear where you have a further lawned area. The driveway is accessed via a permanent right of access to the rear and is suitable for the parking of one car.

SERVICES
Mains gas, mains electric, mains water, mains 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 advised.

LOCAL AUTHORITY
Council Tax Band: C
Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.

TENURE
Freehold.

AGENTS NOTE
There was previously a collapsed drain outside the property which caused some structural damage to the house. This has since been fully repaired. Please ask a member of staff if you would like any more information.

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
Once entering Lydney turn right at the T junction onto the High Street turning right after a short distance onto Templeway West and proceed along turning right into Templeway where the property can be found along on the right 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.

