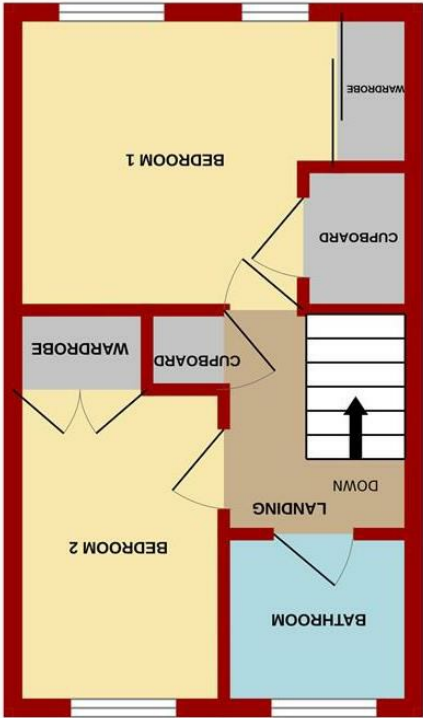
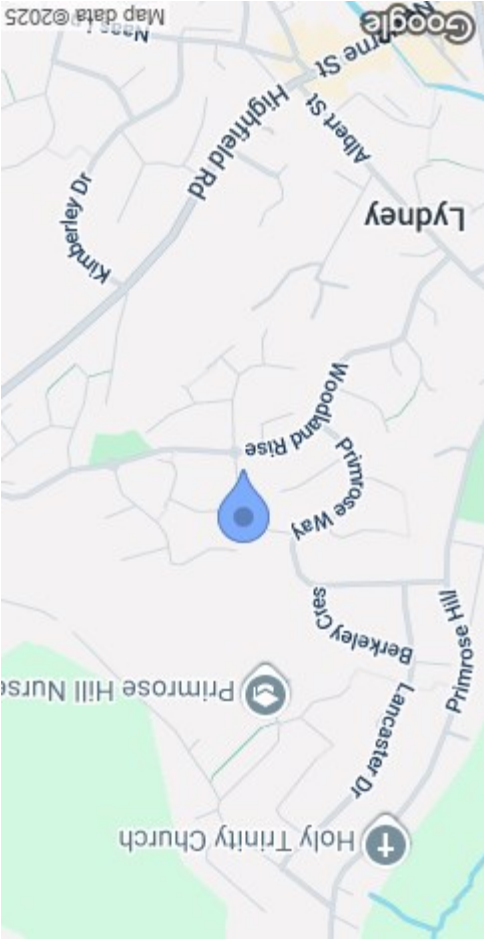


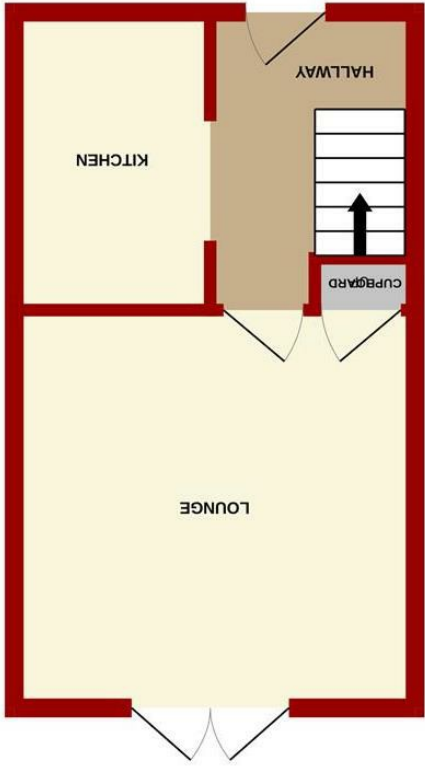
MISREPRESENTATION DISCLAIMER
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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.

England & Wales	
EU Directive 2002/91/EC	2002/91/EC
Very energy efficient - low running costs	Very energy efficient - low running costs
A	A
92-95 kWh/m ² year	92-95 kWh/m ² year
B	B
81-91 kWh/m ² year	81-91 kWh/m ² year
C	C
69-80 kWh/m ² year	69-80 kWh/m ² year
D	D
55-68 kWh/m ² year	55-68 kWh/m ² year
E	E
45-54 kWh/m ² year	45-54 kWh/m ² year
F	F
31-44 kWh/m ² year	31-44 kWh/m ² year
G	G
13-30 kWh/m ² year	13-30 kWh/m ² year
Very energy inefficient - high running costs	Very energy inefficient - high running costs
90	70
Current	Target
Energy Efficiency Rating	
Environmental Impact (CO ₂) Rating	
EU Directive 2002/91/EC	2002/91/EC
Very energy efficient - low CO ₂ emissions	Very energy efficient - low CO ₂ emissions
A	A
92-95 g/m ² year	92-95 g/m ² year
B	B
81-91 g/m ² year	81-91 g/m ² year
C	C
69-80 g/m ² year	69-80 g/m ² year
D	D
55-68 g/m ² year	55-68 g/m ² year
E	E
45-54 g/m ² year	45-54 g/m ² year
F	F
31-44 g/m ² year	31-44 g/m ² year
G	G
13-30 g/m ² year	13-30 g/m ² year
Very energy inefficient - high CO ₂ emissions	Very energy inefficient - high CO ₂ emissions
90	70
Current	Target
Environmental Impact (CO ₂) Rating	

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



GROUND FLOOR



9 Livia Way
Lydney GL15 5NU

£175,000

Located within a POPULAR RESIDENTIAL AREA, this WELL-PRESENTED TWO BEDROOM MID-TERRACE HOME, together with a PRIVATE REAR GARDEN and ALLOCATED PARKING.

The property benefits from a BRIGHT KITCHEN, a SPACIOUS LOUNGE opening to the REAR GARDEN & TWO DOUBLE BEDROOMS. To the front, there are ATTRACTIVE VIEWS TOWARDS THE RIVER SEVERN, whilst to the rear, the garden provides a BLANK CANVAS for buyers to make their own.

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.



ENTRANCE HALL

Partially glazed UPVC front door gives access to entrance hall, with stairs to first floor, radiator, power points and access to:

KITCHEN

9'4 x 6'2 (2.84m x 1.88m)

UPVC double glazed front aspect window. Range of wall and base units with stainless steel drainer unit, built-in oven with gas hob and extractor fan, integrated fridge, under-counter freezer, cupboard housing Glow-worm boiler, radiator and power points.

LOUNGE

12'7 x 12'5 (3.84m x 3.78m)

Rear aspect UPVC double glazed French doors opening to patio and garden. Power points, TV point, radiator, large under-stairs storage cupboard.

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

LANDING

Power points, airing cupboard with radiator and shelving, access to:

BEDROOM 1

10'2 x 9'10 (3.10m x 3.00m)

Two front aspect UPVC double glazed windows with views towards the River Severn. Radiator, power points, sliding wardrobes providing access to built-in storage with hanging and shelving.

BEDROOM 2

10'0 x 6'2 (3.05m x 1.88m)

Rear aspect UPVC double glazed window, radiator, power points, built-in double wardrobe with hanging and shelving.

BATHROOM

5'11 x 5'5 (1.80m x 1.65m)

Rear aspect frosted UPVC double glazed window. Suite comprising close-coupled WC, panelled bath with mixer tap and shower attachment, wash hand basin with mixer tap. Heated towel rail, shaver point and extractor fan.

OUTSIDE

FRONT

Allocated parking for several vehicles (see Agent's Note).

REAR GARDEN

Patio area leading to steps up to a lawned garden. Further raised patio/seating area to the rear, enclosed by fencing with gated rear access to alleyway. The garden offers scope for landscaping and personalisation.

AGENTS NOTE

The parking area is shared, however this property has its own reserved space.

SERVICES

Mains water, electricity, gas 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

To be confirmed.

LOCAL AUTHORITY

Council Tax Band: B
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 the Coleford office turn right at the traffic lights onto Old Station way, continue along heading towards St Briavels turning left signposted to Bream and Lydney. Proceed along into the village of Lydney turning left into Newerne Street continuing through town and up Highfield Road taking a left onto Centurion Rd follow the road along taking the third right onto Livia Way where the property can be found 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.

