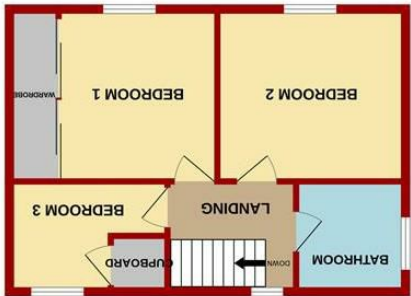
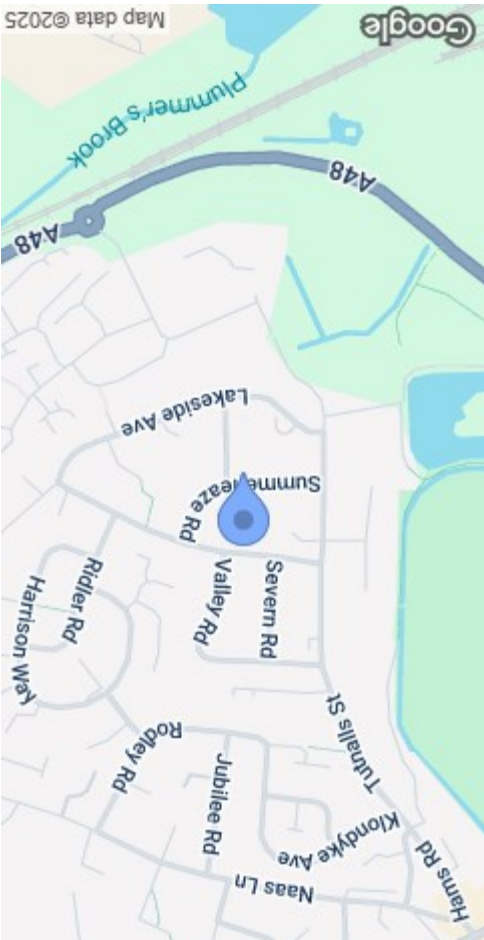


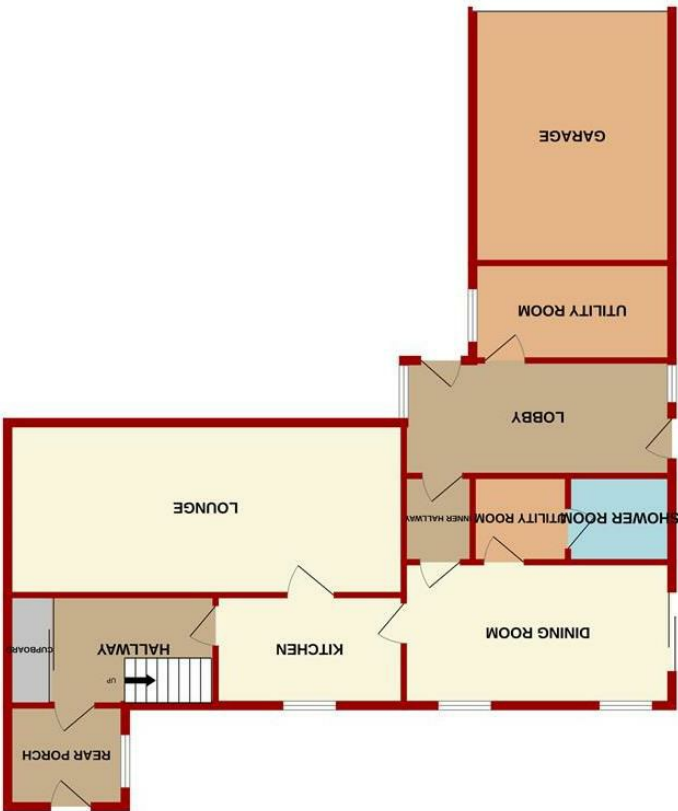


MISREPRESENTATION DISCLAIMER
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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	Future
EU Directive 2002/91/EC			
Very energy efficient - low energy costs		A	
Energy efficient - low energy costs		B	
Decent energy efficiency - average energy costs		C	
Average energy efficiency - average energy costs		D	
Below average energy efficiency - above average energy costs		E	
Poor energy efficiency - high energy costs		F	
Very poor energy efficiency - very high energy costs		G	
Minimum energy efficiency - very high energy costs		H	
Maximum energy efficiency - very high energy costs		I	
Minimum energy efficiency - very high energy costs		J	
Maximum energy efficiency - very high energy costs		K	
Minimum energy efficiency - very high energy costs		L	
Maximum energy efficiency - very high energy costs		M	
Minimum energy efficiency - very high energy costs		N	
Maximum energy efficiency - very high energy costs		O	
Minimum energy efficiency - very high energy costs		P	
Maximum energy efficiency - very high energy costs		Q	
Minimum energy efficiency - very high energy costs		R	
Maximum energy efficiency - very high energy costs		S	
Minimum energy efficiency - very high energy costs		T	
Maximum energy efficiency - very high energy costs		U	
Minimum energy efficiency - very high energy costs		V	
Maximum energy efficiency - very high energy costs		W	
Minimum energy efficiency - very high energy costs		X	
Maximum energy efficiency - very high energy costs		Y	
Minimum energy efficiency - very high energy costs		Z	



1ST FLOOR



GROUND FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Metropix ©2025



34 Summerleaze
Lydney GL15 5QD



STEVE GOOCH
ESTATE AGENTS | EST 1985

£175,000

SSTC BEFORE COMING TO MARKET A PRIME RENOVATION OPPORTUNITY located a short walk from Lydney Town Centre. THIS RARELY AVAILABLE SPACIOUS THREE-BEDROOM SEMI-DETACHED HOME OFFERS IMMENSE POTENTIAL BOTH INSIDE AND OUT. IT FEATURES A GENEROUS GARAGE, AMPLE DOWNSTAIRS LIVING SPACE WITH SEPARATE LOUNGE AND DINING AREAS, AND THREE SIZEABLE BEDROOMS. THE PROPERTY IS 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.



PORCH
16'10 x 7'03 (5.13m x 2.21m)
Accessed via a partly glazed UPVC door into porch area. Two side aspect UPVC double glazed windows, side aspect aluminium double glazed frosted door which gives access outside, frosted door giving access into garage and a door giving access into dining room.

UTILITY ROOM
12'06 x 6'02 (3.81m x 1.88m)
Range of wall, drawer and base mounted units, Belfast sink with tap over, strip lighting, side aspect single glazed wooden window, door giving access into garage.

GARAGE
12'05 x 15'09 (3.78m x 4.80m)
Accessed via a manual up and over door. Power and lighting.

DINING ROOM
16'05 x 9'00 (5.00m x 2.74m)
Two rear aspect UPVC double glazed windows, side aspect sliding door giving access out to the side of the property, power points, two radiators, door giving access into:

UTILITY ROOM
16'10 x 6'07 (5.13m x 2.01m)
Front aspect double glazed frosted window, range of base and drawer units, stainless steel drainer unit with mixer tap over, door giving access into:

SHOWER ROOM
6'06 x 5'05 (1.98m x 1.65m)
Walk in shower, side aspect UPVC double glazed frosted window, sink with tap over, close coupled W.C.

From the dining room, door gives access into:

KITCHEN
11'10 x 6'11 (3.61m x 2.11m)
Rear aspect UPVC double glazed window, range of wall, drawer and base mounted units, one and a half bowl stainless steel drainer unit with mixer tap over, power points, radiator, door giving access into:

LOUNGE
24'10 x 10'10 (7.57m x 3.30m)
Two front aspect UPVC double glazed windows, double radiator, power points, cupboard space.

From the kitchen, door giving access into:

INNER HALLWAY
Sliding doors into cupboard space with hanging and shelving options within, frosted door which gives access into rear porch area and leads to the back door, side aspect UPVC double glazed window, radiator, stairs to first floor landing.

FIRST FLOOR LANDING
Rear aspect UPVC double glazed window, loft access space, radiator, doors giving access into:

BATHROOM
6'11 x 5'07 (2.11m x 1.70m)
Panelled bath with taps over, close coupled W.C, sink with tap over, radiator, electric shower, side aspect UPVC double glazed frosted window.

BEDROOM TWO
10'03 x 10'11 (3.12m x 3.33m)
Front aspect UPVC double glazed window, radiator, power points, built in wardrobe space, cupboard housing the boiler.

BEDROOM ONE
12'07 x 10'11 (3.84m x 3.33m)
Front aspect UPVC double glazed window, radiator, power points, sliding doors into wardrobe space with hanging and shelving options.

BEDROOM THREE
7'00 x 10'08 (2.13m x 3.25m)
Rear aspect UPVC double glazed window, radiator, power points, cupboard space with hanging and shelving options within.

OUTSIDE
Large frontage which comprises of parking for several vehicles, doors into garage, pathway leading up to the front door.

The rear garden mainly comprises of a laid to lawn area.

AGENTS NOTE
This property was built as a 'non standard' construction home however this property has had a PRC Certification issued (Issued by a qualified structural engineer that proves a PRC house has undergone licensed repairs to meet mortgage lender standards).

SERVICES
Mains Gas, Electricity, Water 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: 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 Lydney town centre, continue on Newerne Street and then turn right onto Hams Road. Continue up the hill onto Tutnalls Street and then onto Summerleaze Road. Take a left turning into Summerleaze Road and the property can be found 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.

