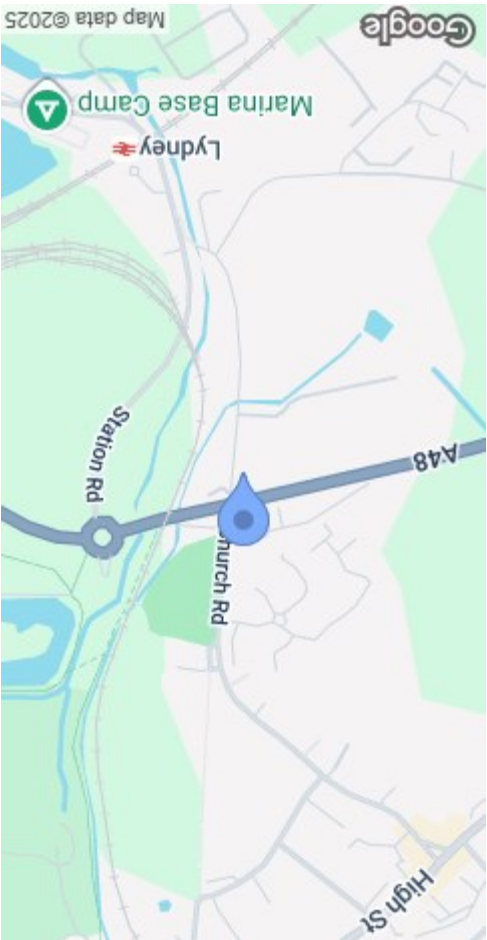
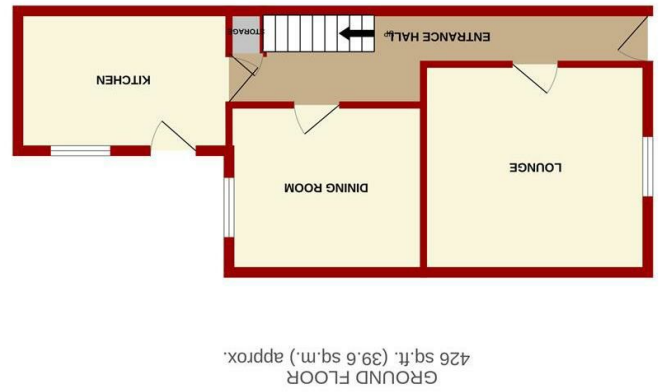
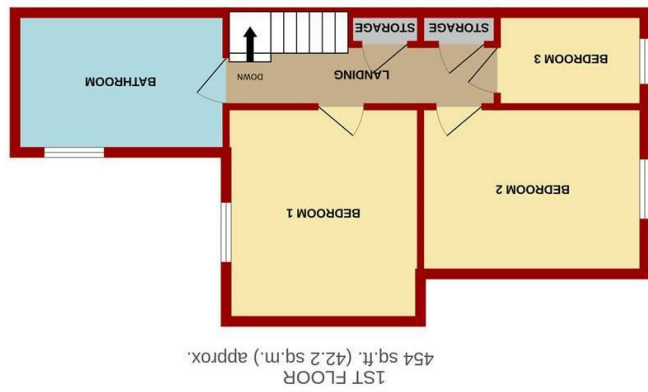


[illegible]

TOTAL FLOOR AREA : 880 sq.ft. (81.8 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2025



£195,000

An attractive THREE-BEDROOM MID-TERRACE PROPERTY offering GENEROUS ROOM SIZES, HIGH CEILINGS, and plenty of CHARACTER throughout. While the property would benefit from MODERNISATION, it presents an exciting OPPORTUNITY to create a wonderful FAMILY HOME just a short distance from LYDNEY TOWN CENTRE and LOCAL AMENITIES.

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 HALLWAY

Accessed via a part double glazed uPVC entrance door, the hallway features wood-effect flooring, a radiator, telephone point, and power points, with stairs rising to the first floor and a useful understairs storage cupboard.

Doors lead off to the lounge, dining room, and kitchen.

LOUNGE

12'05" x 11'06" (3.78m x 3.51m)

A bright and spacious room with wood-effect flooring, feature fireplace with inset gas fire, radiator, and front aspect uPVC double glazed window. The room enjoys high ceilings (8'10"), original coving, and a decorative ceiling rose, adding lovely period character that could easily be enhanced through refurbishment.

DINING ROOM

11'06" x 9'03" (3.51m x 2.82m)

A versatile second reception room with radiator, multiple power points, rear aspect uPVC double glazed window, and a feature gas fire. Perfect as a formal dining area, second sitting room, or fourth bedroom/study.

KITCHEN

11'09" x 7'09" (3.58m x 2.36m)

Fitted with a range of base, wall, and drawer units with rolled-edge worktops, one-and-a-half bowl stainless steel sink with mixer tap, and space/plumbing for a washing machine. The kitchen also houses the Baxi combi boiler, includes ample power points, and has a side aspect uPVC double glazed window and door leading directly out to the garden.

FIRST FLOOR LANDING

Spacious landing with two storage cupboards, access to loft space, and doors leading to all bedrooms and the family bathroom.

BEDROOM ONE

14'01 x 12'06 (4.29m x 3.81m)

A large double bedroom with rear aspect aluminium double glazed window, radiator, and power points.

BEDROOM TWO

12'05" x 9'05"

A second well-proportioned double bedroom with front aspect aluminium double glazed window, radiator, and power points.

BEDROOM THREE

8'00" x 5'04" (2.44m x 1.63m)

A single bedroom or home office with front aspect aluminium double glazed window, radiator, and power points.

BATHROOM

11'04" x 7'10"

Fitted with a corner bath, separate shower cubicle, pedestal wash hand basin, and WC. The bathroom also benefits from a radiator, part tiled and part panelled walls, and a side aspect frosted aluminium double glazed window.

OUTSIDE

To the front, there is a low-maintenance garden with a pathway leading to the entrance door and a shared side access giving gated entry to the rear garden.

The rear garden extends to approximately 100ft in length, mostly laid to lawn with a patio seating area, and offers excellent potential for landscaping or further development (subject to any necessary permissions).

SERVICES

Mains Gas, Electric, 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 high street, turn left onto Church Road. Continue along this road and go straight over at the junction. The property can be found on your 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.

