



11 Livia Way  
Lydney GL15 5NU

**SG** | STEVE GOOCH  
ESTATE AGENTS | EST 1985

**£225,000**

A WELL-PRESENTED THREE BEDROOM END-TERRACE PROPERTY situated within a POPULAR DEVELOPMENT in LYDNEY. The property benefits from a DOUBLE-WIDTH PLOT, OFF-ROAD PARKING FOR THREE TO FOUR VEHICLES, a SPACIOUS LOUNGE/DINER with access to the REAR GARDEN, and LOVELY VIEWS towards the RIVER SEVERN towards SEVERN BRIDGE.

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 part double-glazed UPVC frosted door giving access into the entrance hallway. Radiator, stairs leading to the first floor landing, and door to:

## CLOAKROOM

Comprising wall-mounted wash hand basin with tiled splashback, low-level WC, radiator, dado rail, and front aspect double-glazed UPVC frosted window.

## KITCHEN

9'03 x 8'01 (2.82m x 2.46m)

Range of base, wall and drawer-mounted units with rolled edge worktops. Single bowl single drainer stainless steel sink unit with mixer tap above. Integrated Neff oven with four-ring gas hob and extractor fan over. Space for fridge/freezer, plumbing for washing machine and space for tumble dryer. Wall-mounted Ideal Classic boiler. Front aspect double-glazed UPVC window.

## LOUNGE/DINER

14'07 x 14'04 (4.45m x 4.37m)

Wood-effect flooring, electric fireplace, radiator, power points, TV and telephone points, understairs storage cupboard. Rear aspect double-glazed UPVC window and double-glazed UPVC French doors giving access to the rear garden.

## FIRST FLOOR LANDING

Power point, access to loft space, airing cupboard housing hot water tank and shelving. Doors to:

## BEDROOM ONE

14'09 x 8'05 (4.50m x 2.57m)

Radiator, power points, TV point, front aspect double-glazed UPVC window with views towards Lydney, the River Severn and Severn Bridge.

## BEDROOM TWO

9'08 x 6'08 (2.95m x 2.03m)

Radiator, power points, rear aspect double-glazed UPVC window.

## BEDROOM THREE

7'08 x 6'09 (2.34m x 2.06m)

Radiator, power points, rear aspect double-glazed UPVC window.

## BATHROOM

8'02 x 5'05 (2.49m x 1.65m)

White suite comprising panel bath with electric Mira shower over and tiled surround, low-level WC, pedestal wash hand basin with tiled splashback, radiator, and side aspect double-glazed UPVC frosted window.

## OUTSIDE

To the front there is off-road parking for three to four vehicles. Gated side access leads to the rear garden. The property benefits from being an end-terrace with a double-width plot. The rear garden is mainly laid to lawn with a large patio seating area at the top of the garden, all enclosed by fencing.

## 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: C

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.

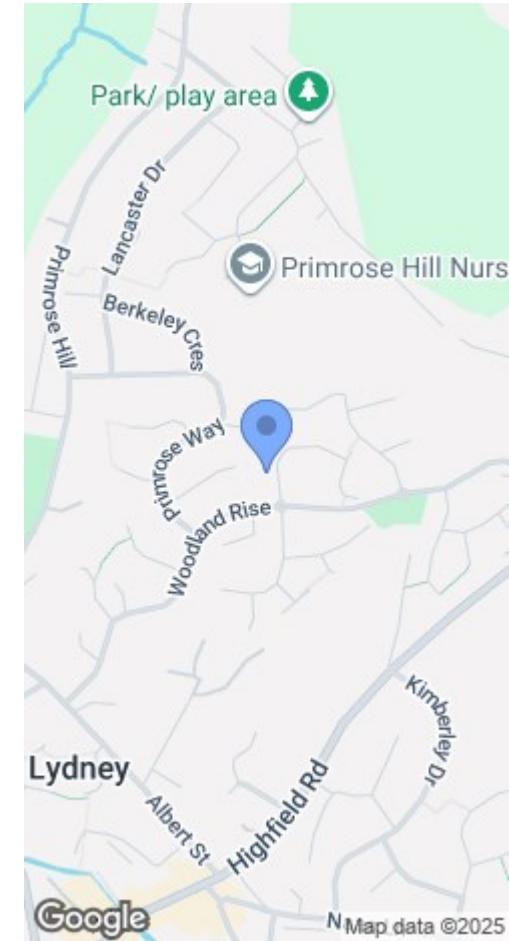
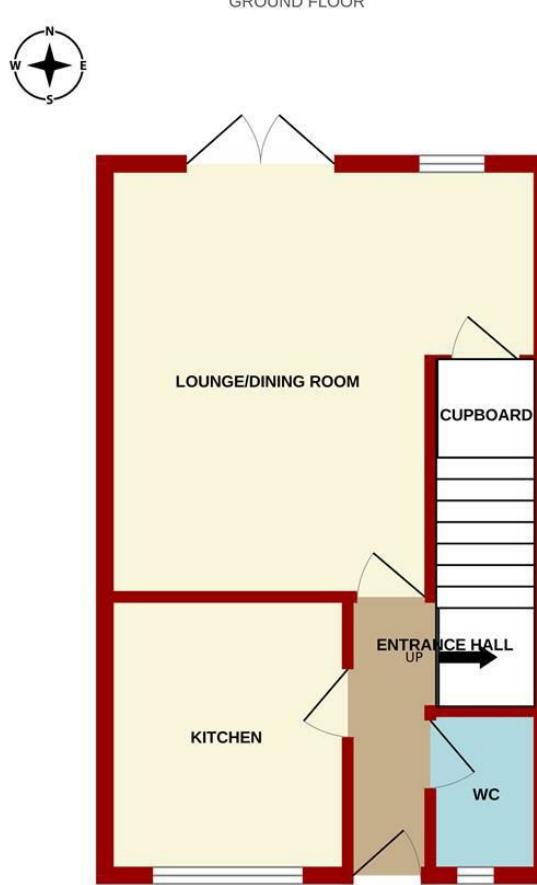
## PROPERTY SURVEYS

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.





Measurements are approximate. Not to scale. Illustrative purposes only.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		88
(81-91)	B		
(69-80)	C		
(55-68)	D		64
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			

#### 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.



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