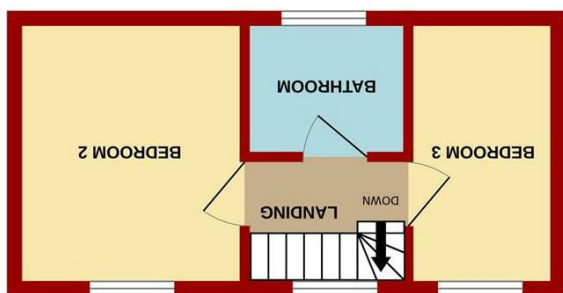
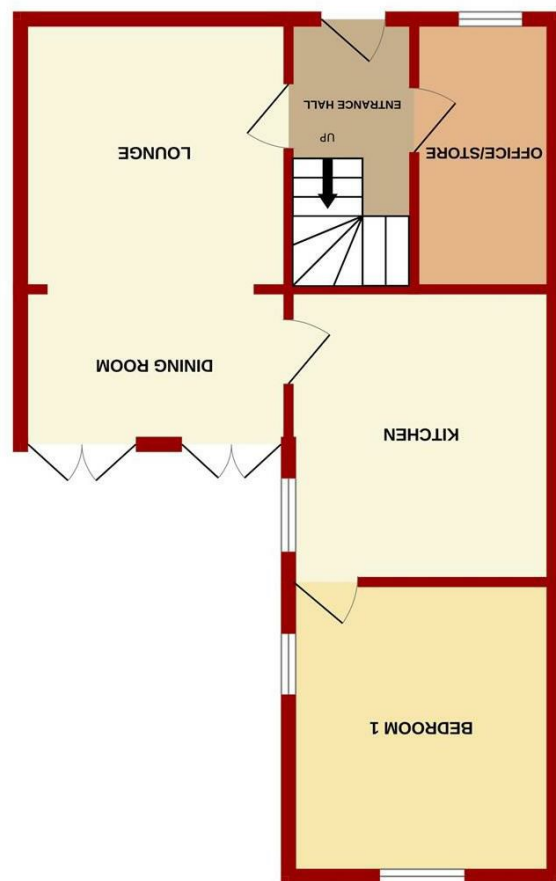
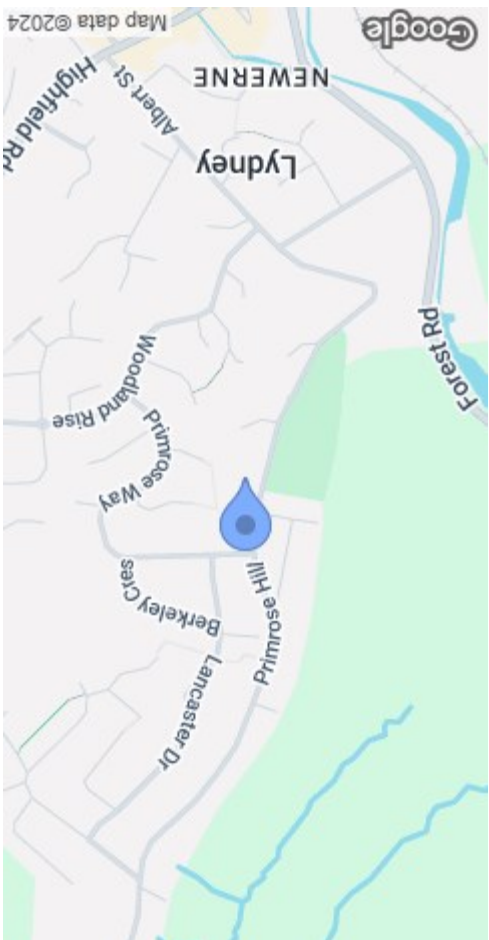




MISREPRESENTATION DISCLAIMER
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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	Environmental Impact (CO ₂) Rating
 A (93-100), B (81-92), C (69-80), D (55-68), E (39-54), F (21-38), G (1-20)	 A (10-35), B (36-45), C (46-55), D (56-65), E (66-75), F (76-85), G (86-95)



43 Primrose Hill
 Lydney GL15 5SF

£200,000

A well presented two/three bedroom semi-detached cottage, perfect for first time buyers or those looking for a AirB&B or rental opportunity. Located close to Lydney Town Centre, this property features a spacious garden, providing ample outdoor space for relaxation or entertaining, spacious downstairs space with stunning lounge/dining space and further potential office space. The property is being sold with no onward chain.

Step inside to find a stunning lounge and dining area, filled with natural light and warmth, creating an inviting atmosphere for family gatherings or entertaining guests. The layout offers potential for further improvements, allowing you to customize the space to your taste.

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, supermarkets, service station, health centre, local hospital 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.



Property is accessed via partly glazed UPVC wooden door into:

ENTRANCE HALLWAY

Entrance hallway comprises of stairs to first floor landing, radiator and under stairs storage space. Door giving access into:

OFFICE

5'5 x 10'6 (1.65m x 3.20m)

Front aspect double glazed UPVC window, radiator and power points.

From the hallway, door giving access into:

LOUNGE/ DINER

LOUNGE

10 x 10'5 (3.05m x 3.18m)

Radiator, power points, TV point, opening into:

DINING AREA

10'7 x 6'00 (3.23m x 1.83m)

Two rear aspect double glazed UPVC patio door giving access into the garden, door giving access into:

KITCHEN

11'5 x 10'1 (3.48m x 3.07m)

Range of wall, drawer and base mounted units, stainless steel one and a half single drainer unit with tap over, Worcester combination boiler, space for oven, built in extractor fan, space for washing machine and under counter fridge, space for fridge freezer, radiator and side aspect double glazed UPVC window. Door giving access into:

BEDROOM ONE

9'8 x 11'5 (2.95m x 3.48m)

Rear and side aspect double glazed UPVC windows, radiator and power points.

From the entrance hallway, stairs to first floor landing.

Landing comprises of rear aspect double glazed UPVC window and a small loft access space. Door giving access into:

BEDROOM TWO

8'11 x 10'1 (2.72m x 3.07m)

Rear aspect double glazed UPVC window, radiator, power points and a feature fireplace.

From the landing, door giving access into:

BATHROOM

6'11 x 5'5 (2.11m x 1.65m)

Front aspect double glazed UPVC frosted window, panelled bath with taps over and shower attachment over, close coupled W.C. heated towel rail and a sink with tap over.

From the landing, door giving access into:

BEDROOM THREE

5'7 x 11'00 (1.70m x 3.35m)

Rear aspect double glazed UPVC window, radiator and power points.

OUTSIDE

Rear garden comprises of a raised patio area to the top of the garden, laid to lawn area, mostly surrounded by fencing, bottom of the garden is fenced off and comprises of a shed space and plant boards which is all surrounded by wall and fencing.

SERVICES

Mains Water, Electricity, Drainage, Gas Heating

WATER RATES

Severn Trent - 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 Coleford turn right at the traffic lights signposted Lydney/Chepstow. Proceed along until reaching the next set of traffic lights and continue straight over. Follow this road for approximately 3 miles bearing left signposted Lydney. Continue straight for another 3 miles until reaching Lydney. At the T junction facing Tesco, turn left onto the High Street and continue along turning left onto Albert Road which leads into Springfield Road. Carry on up the hill where the property can be found set back on the right hand side down a small lane.

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.

