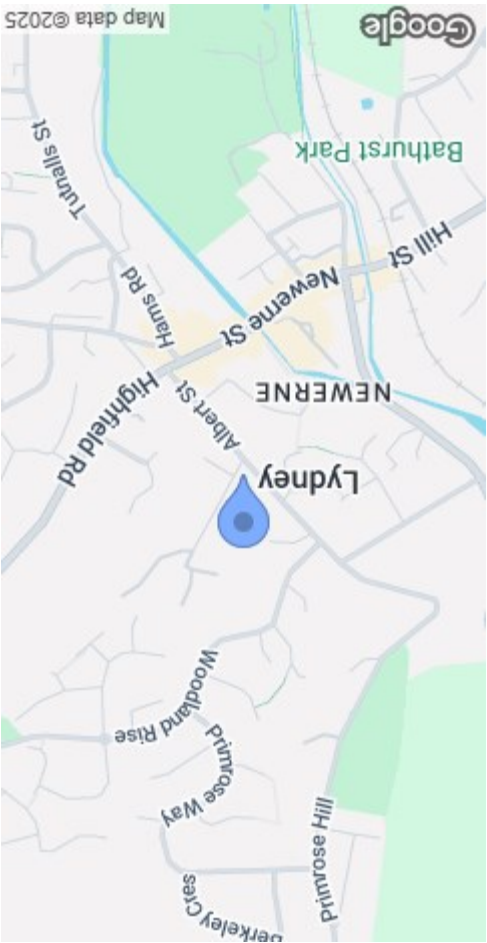


MISREPRESENTATION DISCLAIMER

Energy Efficiency Rating	Current	Target
 100% (A) 92.5% (B) 85% (C) 78% (D) ← 64% 70.5% (E) 63% (F) 35% (G)	100% (A) 92.5% (B) 85% (C) 78% (D) 70.5% (E) 63% (F) 35% (G)	
Energy Efficiency Rating 2020/21/EC England & Wales	Energy Efficiency Rating 2020/21/EC England & Wales	
Environmental Impact (CO ₂) Rating	Current	Target
 100% (A) 92.5% (B) 85% (C) 78% (D) ← 64% 70.5% (E) 63% (F) 35% (G)	100% (A) 92.5% (B) 85% (C) 78% (D) 70.5% (E) 63% (F) 35% (G)	
Environmental Impact (CO ₂) Rating 2020/21/EC England & Wales	Environmental Impact (CO ₂) Rating 2020/21/EC England & Wales	

Measurements are approximate. Not to scale. Illustrative purposes only.
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3 Queen Street
Lydney GL15 5LZ

Auction Guide £155,000

* For sale by ONLINE TRADITIONAL AUCTION - ENDING 12TH DECEMBER 1PM *

This THREE BEDROOM SEMI-DETACHED PROPERTY is close to LYDNEY TOWN CENTRE and benefits from OFF-ROAD PARKING, BAGS OF POTENTIAL to modernise/improve further, THREE GOOD SIZE BEDROOMS, a LARGE KITCHEN and DINING SPACE & GOOD SIZE REAR GARDEN.

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.



Accessed via partly glazed frosted UPVC door into:

ENTRANCE HALLWAY
Radiator, larger space with side aspect double glazed upvc frosted window and power points. Door giving access into:

DINING ROOM
13'03 x 9'11 (4.04m x 3.02m)
Front aspect double glazed UPVC window, large double radiator, power points, feature electric fireplace. Door giving access into:

LOUNGE
12'06 x 9'07 (3.81m x 2.92m)
Rear aspect double glazed UPVC windows, double radiator, power points, internet point, telephone point, electric fireplace. Door giving access into:

SHOWER ROOM
6'03 x 7'10 (max) (1.91m x 2.39m (max))
Side aspect double glazed UPVC frosted window, large double walk in shower with mains shower overhead including a rainfall shower above, vanity wash hand basin unit with mixer tap over, shower wall panels. large heated towel rail, close coupled WC.

From the hallway, door giving access into:

REAR PORCH
Side aspect leaded double glazed UPVC window, rear aspect double glazed UPVC frosted door giving access out to the rear garden. Door giving access into:

KITCHEN/ DINER
8'01 x 15'06 (2.46m x 4.72m)
Three side aspect double glazed UPVC windows, a range of wall, drawer and base mounted units, built in oven, space for fridge/ freezer, four gas ring hob with extractor fan over, one and a half bowl stainless steel sink unit with mixer tap over, space for tumble drier, space for washing machine, Worcester boiler, radiator.

From the entrance hallway, stairs giving access to first floor landing.

LANDING
Side aspect double glazed UPVC window, loft access space, door giving access into:

BEDROOM ONE
13'02 x 9'11 (4.01m x 3.02m)
Front aspect double glazed UPVC window, large radiator, power points.

BEDROOM TWO
12'06 x 9'07 (3.81m x 2.92m)
Rear aspect double glazed UPVC window, radiator, power points.

BEDROOM THREE
11'10 x 6'08 (3.61m x 2.03m)
Side aspect double glazed UPVC window, radiator, power points.

WORKSHOP
8'02 x 5'02 (2.49m x 1.57m)
Power & lighting.

OUTSIDE
To the front of the property there is off-road parking for one car. There is a laid to lawn area (this area could potentially be made into an additional parking space), side aspect gate which gives access down to the rear.

The rear garden comprises of an old coal bunker area, laid to lawn garden with a pathway leading down the middle, greenhouse and garden shed.

AUCTION NOTE FOR BUYERS
Traditional Online Auction Information:

Please note: this property is for sale by Traditional Online Auction. This means that exchange will occur when the online timer reaches zero (provided the seller's reserve price has been met or exceeded). The winning buyer will be legally obliged to purchase the property at their highest bid price.

Fees:

On Exchange of contracts, the buyer must pay 10% towards the purchase price of the property. £1,040 of this 10% is charged immediately online, with the remainder payable by 12 p.m. the next business day.

Pricing Information:

The Guide Price amount specified is an indication of each seller's minimum expectation. It is not necessarily the amount at which the property will sell. Each property will be offered subject to a Reserve (a figure below which the property will not be sold) which we expect will be set no more than 10% above the Guide Price amount.

Steve Gooch Estate Agents and Bamboo Auctions shall not be liable for any inaccuracies in the fees stated on this description page, in the bidding confirmation pop up or in the particulars. Buyers should check the contents of the legal pack and special conditions for accurate information on fees.

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 Coleford town centre, at the traffic lights turn right and head towards signpost for Lydney. Go through Bream and carry on towards signpost for Lydney. Upon reaching the junction, take a left onto Lydney High Street and onto Newerne Street. Turn left onto Albert Street and then a right onto Queen Street. 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