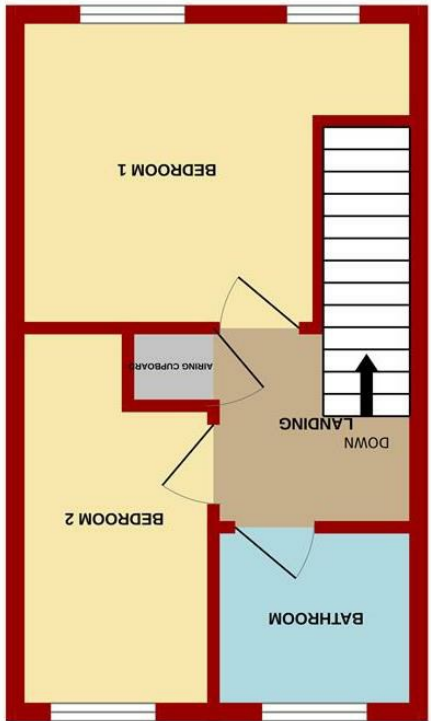
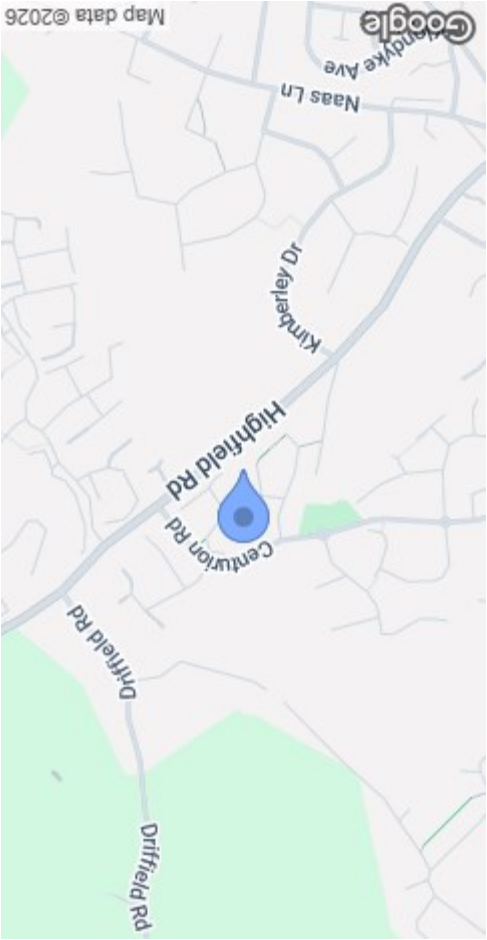


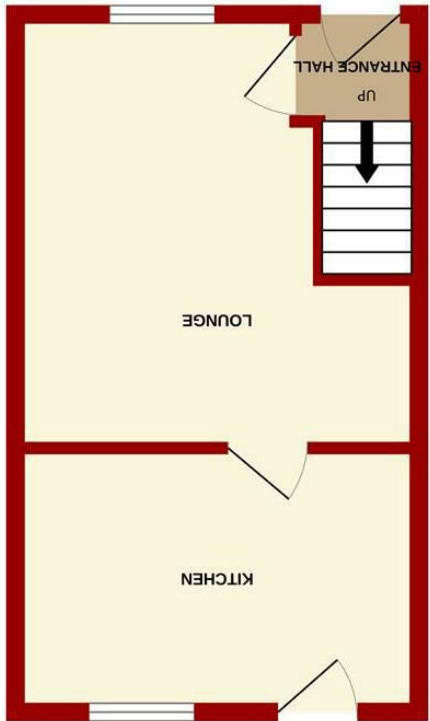


MISREPRESENTATION DISCLAIMER
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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	Target
Energy Efficiency Rating		86	69
Very energy efficient - low running costs		A (92-100)	A (92-100)
Energy efficient - low running costs		B (81-91)	B (81-91)
Decent energy efficiency - low running costs		C (69-80)	C (69-80)
Average energy efficiency - average running costs		D (54-68)	D (54-68)
Below average energy efficiency - above average running costs		E (39-53)	E (39-53)
Poor energy efficiency - high running costs		F (29-38)	F (29-38)
Very poor energy efficiency - very high running costs		G (1-28)	G (1-28)
England & Wales		2002/9/EC	2002/9/EC
EU Directive		2002/9/EC	2002/9/EC
Environmental Impact (CO ₂) Rating		Current	Target
Environmental Impact (CO ₂) Rating		86	69
Very low environmental impact - low CO ₂ emissions		A (92-100)	A (92-100)
Low environmental impact - low CO ₂ emissions		B (81-91)	B (81-91)
Decent environmental impact - average CO ₂ emissions		C (69-80)	C (69-80)
Average environmental impact - average CO ₂ emissions		D (54-68)	D (54-68)
Below average environmental impact - above average CO ₂ emissions		E (39-53)	E (39-53)
Poor environmental impact - high CO ₂ emissions		F (29-38)	F (29-38)
Very poor environmental impact - very high CO ₂ emissions		G (1-28)	G (1-28)
England & Wales		2002/9/EC	2002/9/EC
EU Directive		2002/9/EC	2002/9/EC



1ST FLOOR



GROUND FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only.
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8 Caesars Close
Lydney GL15 5NR



STEVE GOOCH
ESTATE AGENTS | EST 1985

£190,000

A well-presented TWO-BEDROOM END TERRACE HOUSE offering ALLOCATED PARKING, an ENCLOSED REAR GARDEN, situated in a POPULAR RESIDENTIAL LOCATION close to local amenities, 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.



ENTRANCE HALLWAY

Accessed via a part double-glazed composite front door fitted with a Yale keyless electric locking system. The hallway benefits from a radiator, power points, and stairs rising to the first floor.

LOUNGE

13'08 x 12'08 (4.17m x 3.86m)

A well-proportioned reception room featuring coving, radiator, power points, television point, and a front-aspect double-glazed uPVC window providing plenty of natural light.

KITCHEN

12'08 x 8'04 (3.86m x 2.54m)

Offering space for a small breakfast table and fitted with a range of base, wall, and drawer-mounted units with marble-effect worktops. Incorporates a single bowl, single drainer stainless steel sink unit with mixer tap. There is space for a cooker with stainless steel extractor hood above, space for a fridge/freezer, and plumbing for a washing machine. Additional features include part-tiled walls, power and appliance points, and a wall-mounted gas-fired boiler. Rear-aspect double-glazed uPVC window and part double-glazed composite door opening onto the rear garden.

FIRST FLOOR LANDING

With power point, access to the loft space, and door to an airing cupboard housing the hot water tank.

BEDROOM ONE

12'07 x 9'10 (3.84m x 3.00m)

Benefiting from two front-aspect double-glazed uPVC windows, radiator, power points with USB charging points, and a recessed area suitable for a wardrobe.

BEDROOM TWO

12'02 x 6'03 (3.71m x 1.91m)

A good-sized single bedroom with radiator, power points, recessed wardrobe space, and a rear-aspect double-glazed uPVC window. Bathroom Fitted with a white suite comprising a panelled bath with electric shower over, vanity wash hand basin, WC, radiator, and shaving point. Rear-aspect frosted double-glazed uPVC window.

OUTSIDE

There is allocated parking for two vehicles, along with a front garden laid to lawn and a pathway leading to the front door. Gated side access leads to the rear garden. The rear garden is fully enclosed by fencing and is predominantly laid to lawn. There is a large patio seating area which steps up to a pathway running alongside the lawn with flower beds opposite, leading to a further patio area where a metal shed is located.

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.

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, take the next left in to Claudius Way, and then the next left in to Nodens Way, and then the first right in to Caesars Close where the property can be found on the right hand side via our For Sale Board.

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.

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.