



## DIRECTIONS

From our Chepstow office proceed along the A48 towards Lydney. Upon entering the village of Woolaston turn left off the dual carriageway and left again at the village store. Continue without deviation up Severn View Road where you will find the property on the right-hand side.

## SERVICES

Mains water, electricity and drainage. Oil central heating (not confirmed as working).  
Council Tax Band E

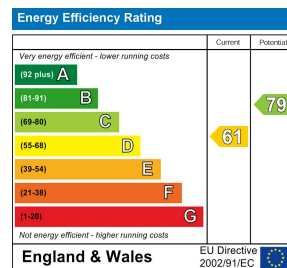
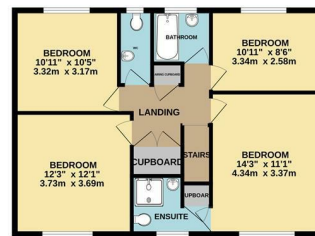
## TENURE - FREEHOLD

You are recommended to have this verified by your legal advisors at your earliest convenience.



GROUND FLOOR  
924 sq.ft. (85.9 sq.m.) approx.

1ST FLOOR  
713 sq.ft. (66.2 sq.m.) approx.



TOTAL FLOOR AREA: 1637 sq.ft. (152.1 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**DISCLAIMER**  
These particulars are intended to give a fair description of the property but accuracy cannot be guaranteed and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. Room sizes should not be relied upon for carpets and furnishing and none of the above appliances/services have been tested by ourselves, we therefore recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

**OFFERS**  
As part of the Estate Agency Act 1979, we have a legal obligation to financially qualify every offer before it is conveyed to the Vendor.

Moon & Co, their clients and any joint agents give notice that:  
1.They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of facts.  
2. Any areas are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or consent.



**72 SEVERN VIEW ROAD, WOOLASTON, LYDNEY,  
GLOUCESTERSHIRE, GL15 6QB**



**£375,000**

Sales: 01291 629292  
E: sales@thinkmoon.co.uk

72 Severn View Road comprises a detached house dating from the early 1970's located within this popular and sought-after village with local facilities.

The property has fallen into neglect in recent years and therefore requires thorough and extensive renovation but could easily be redeveloped to a most attractive family house, offering spacious accommodation with attractive far reaching views.

## GROUND FLOOR

### ENTRANCE HALL

With door to front elevation. Stairs to first floor. Open plan to :-

### DINING ROOM

**3.84m x 3.68m (12'7" x 12'1")**

With window to front elevation.

### LIVING ROOM

**6.93m x 3.35m (22'9" x 11')**

With window to front elevation, two to side elevation and French doors to rear garden.

### STUDY

**2.49m x 1.83m (8'2" x 6')**

With window to rear elevation.

### CLOAKROOM/WC

Low level WC and wash hand basin.

### KITCHEN

**3.30m x 3.15m (10'10" x 10'4")**

In need of modernisation with window to rear elevation and door to side.

### FIRST FLOOR STAIRS AND LANDING

Airing cupboard.

### BEDROOM 1

**4.32m x 3.35m (14'2" x 11')**

With window to front elevation with attractive views. Door to :-

### EN-SUITE SHOWER ROOM

With shower, low level WC and wash hand basin. Window to front elevation.

### BEDROOM 2

**3.68m x 3.73m (12'1" x 12'3")**

With window to front elevation again with attractive far-reaching views.

### BEDROOM 3

**3.35m x 2.57m (11' x 8'5")**

With window to rear elevation.

### BEDROOM 4

**3.30m x 3.15m (10'10" x 10'4")**

With window to rear elevation.

### BATHROOM

With panelled bath and wash hand basin. Window to rear elevation.

### WC

Low level WC and wash hand basin.

### OUTSIDE

#### GARDENS AND GARAGE

The property stands in good sized front and rear gardens. To the front with lawned area and an extensive driveway with parking for several vehicles, leading to the single car garage, with the level rear garden being of a sunny aspect.

### SERVICES

Mains water, electricity and drainage. Oil central heating (not confirmed as working).

