STEVE GOOCH
ESTATE AGENTS | EST 1985









Dinard House Forest Road

Lydney GL15 5LD

1 High Street, Coleford, Gloucestershire. GL16 8HA | (01594) 835566 | coleford@stevegooch.co.uk | www.stevegooch.co.uk

£100,000

EPC rating

A well-presented ONE-BEDROOM GROUND FLOOR FLAT, conveniently situated within Lydney, offering WELL-PROPORTIONED ACCOMMODATION comprising a fitted kitchen, SPACIOUS LOUNGE WITH BAY WINDOW, double bedroom and bathroom. Further benefits include GAS CENTRAL HEATING, DOUBLE GLAZING AND ALLOCATED OFF-ROAD PARKING.

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.

KITCHEN 7'9" x 9'6" (2.36m x 2.90m)

Accessed via a part double-glazed uPVC frosted entrance door. Fitted with a range of base, wall and drawer-mounted units with rolled-edge worktops over, incorporating a stainless steel single-bowl, single-drainer sink unit with mixer tap. Integrated oven with four-ring gas hob and extractor hood above, space and plumbing for washing machine and space for fridge freezer. Part-tiled walls, power and appliance points, wall-mounted Worcester combination boiler and radiator. Opening through to:

LOUNGE 12'10" x 12'7" (3.91m x 3.84m)

Having a radiator, power points, television point and front-facing bay window with uPVC double-glazed windows. Opening through to:

HALLWAY

Providing useful space for storage, shelving or a freestanding piece of furniture. Doors to:

BEDROOM 13'10" x 12'6" (4.22m x 3.81m)

A good-sized bedroom with radiator, power points, built-in wardrobe providing hanging and shelving space and a side-facing uPVC double-glazed window.

BATHROOM 6'11" x 5'7" (2.11m x 1.70m)

Fitted with a panelled bath with shower over, pedestal wash hand basin and WC. Part-tiled walls and radiator.

OUTSIDE

The property benefits from one allocated parking space within a private residents' car park.

SERVICES

Mains - Water, Electricity, Drainage and Gas

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 are to be confirmed

LOCAL AUTHORITY

Council Tax Band: A
Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.

TENURE

Leasehold - 974 Years remaining

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

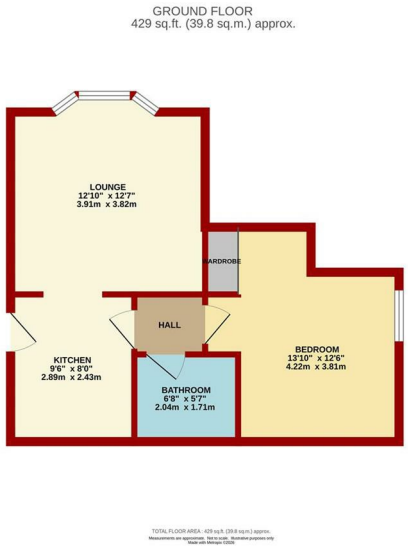
Once entering Lydney turn left at the T junction onto Newerne Street and proceed through the high street turning left onto Forest Road, where the property can be found on the right hand side.

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.



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.