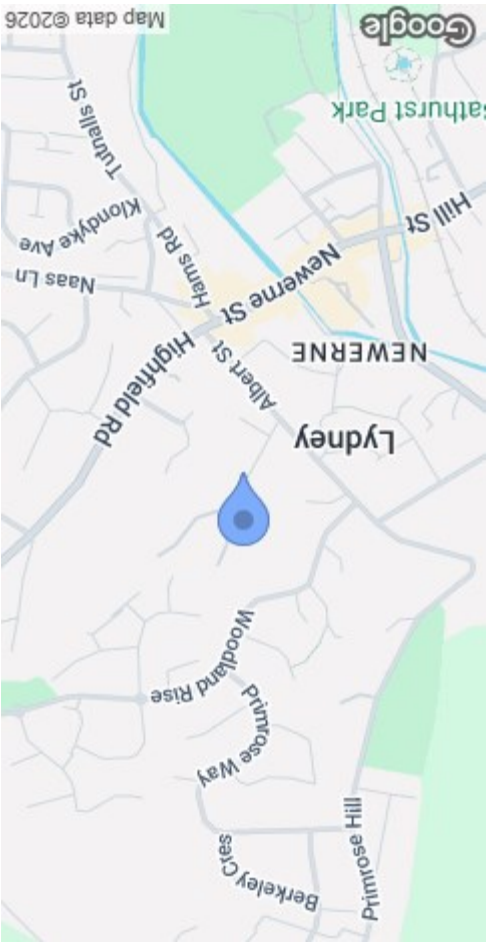


MISREPRESENTATION DISCLAIMER
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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
England & Wales		2008/1 EPC	
Very energy efficient - low running costs		A	101-120
Energy efficient - low running costs		B	81-100
Decent energy efficiency - lower running costs		C	61-80
Average energy efficiency		D	41-60
Below average energy efficiency		E	21-40
Poor energy efficiency - higher running costs		F	1-20
Very poor energy efficiency - very high running costs		G	1-10
Minimum energy efficiency standard (MEES)			2025/1 EPC
England & Wales			
Very energy efficient - low running costs		A	101-120
Energy efficient - low running costs		B	81-100
Decent energy efficiency - lower running costs		C	61-80
Average energy efficiency		D	41-60
Below average energy efficiency		E	21-40
Poor energy efficiency - higher running costs		F	1-20
Very poor energy efficiency - very high running costs		G	1-10
Minimum energy efficiency standard (MEES)			2025/1 EPC



36 Queen Street
, Lydney GL15 5LY

£225,000

With the GARDEN SPANNING APPROXIMATELY 150FT IN LENGTH, AND OVER HALF BEING OF TRIPLE WIDTH, this WELL PRESENTED THREE-BEDROOM TERRACED PROPERTY HAS A GENEROUS AND PRIVATE GARDEN, LOCATED A VERY CLOSE WALK TO LYDNEY TOWN CENTRE ON A QUIET NO-THROUGH ROAD. The property has a LARGE FAMILY BATHROOM, and an ABUNDANCE OF ORIGINAL CHARACTER, INCLUDING ORIGINAL FIREPLACES, WOODEN & TILED FLOORS AND EXPOSED STONE WALLS. The property's MAIN FEATURE IS THE OUTSIDE GARDEN SPACE WHICH HAS A SELECTION OF ESTABLISHED FRUIT TREES AND FLOWER BEDS, LAWNED AREAS, PATIOS, VARIOUS SEATING AREAS ALONG WITH THE ADDITION OF A LOG CABIN AND OUTBUILDING.

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.



Property is accessed via a partly glazed composite door into:

LOUNGE
11'10 x 11'11 (3.61m x 3.63m)
Front aspect double glazed upvc window, radiator, power points, feature original fireplace, thumb latch door giving access into:

DINING ROOM
12'10 x 11'11 (3.91m x 3.63m)
Stairs to first floor landing, power points, radiator, understairs storage, original fireplace with feature surround, thumb latch door giving access into:

KITCHEN
5'03 x 8'08 (1.60m x 2.64m)
Range of base and drawer mounted units, space for fridge/ freezer, space for oven, space for washing machine, Belfast sink with tap over, inset ceiling spotlights, opening giving access into:

SUNROOM
5'05 x 13'08 (1.65m x 4.17m)
Side aspect double glazed upvc windows, rear aspect patio door giving access out to the garden, glass double glazed roof.

From the dining room, stairs to first floor landing.

LANDING
Cupboard spaces, rear aspect wooden Velux window, doors giving access into:

BEDROOM ONE
14'02 x 11'10 (4.32m x 3.61m)
Front aspect double glazed upvc window, radiator, power points, two built in wardrobes, original feature fireplace.

BEDROOM TWO
10'09 x 7'04 (3.28m x 2.24m)
Two rear aspect double glazed upvc windows, radiator, power points, exposed stone wall.

BATHROOM
8'01 x 11'02 (2.46m x 3.40m)
Panelled bath with bath taps and mains shower overhead, rear aspect double glazed upvc frosted window, rear aspect wooden single glazed Velux window, close coupled w.c, sink with tap over, radiator, extract fan.

From the landing, stairs to second floor.

BEDROOM THREE
11'01 x 14'02 (3.38m x 4.32m)
Rear aspect double glazed wooden Velux window window and power points.

FRONT GARDEN
Wooden picket fence with gate which leads to the front door. There is a side access alleyway leading to the rear garden which is accessed via a metal gate.

REAR GARDEN
The rear garden extends approximately 150ft in length and features a large patio area with side access to the front. There's a small stone outbuilding with the boiler and a WC. A stone pathway leads through a lawn with floral borders, mature trees, and fruit trees. The garden includes multiple seating areas, hardstanding zones, a greenhouse, a tree swing, a pebbled sitting spot, and a small pond. At the end of the pathway, steps lead up to the summer house & stone outbuilding.

LOG CABIN
13'1" x 9'10" (4.00 x 3.00)
Wooden double glazed. Lighting and power which is currently ran off secondary power.

To the side of the log cabin:

BRICK OUTBUILDING
11'5" x 6'6" (3.5 x 2.0)
Polycarbonate roof, front and side aspect single glazed windows.

AGENTS NOTE
There is pedestrian right of way for the properties to both the right and left of the property down the alleyway.

SERVICES
Mains gas, water, drainage and electricity.

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
Flying 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 right 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
These details are yet to be approved by the vendor. Please contact the office for verified details.