# 14 Almond Walk
Lydney GL15 5LP

STEVE GOOCH
ESTATE AGENTS | EST 1985

TOTAL FLOOR AREA : 1203 sq.ft. (111.8 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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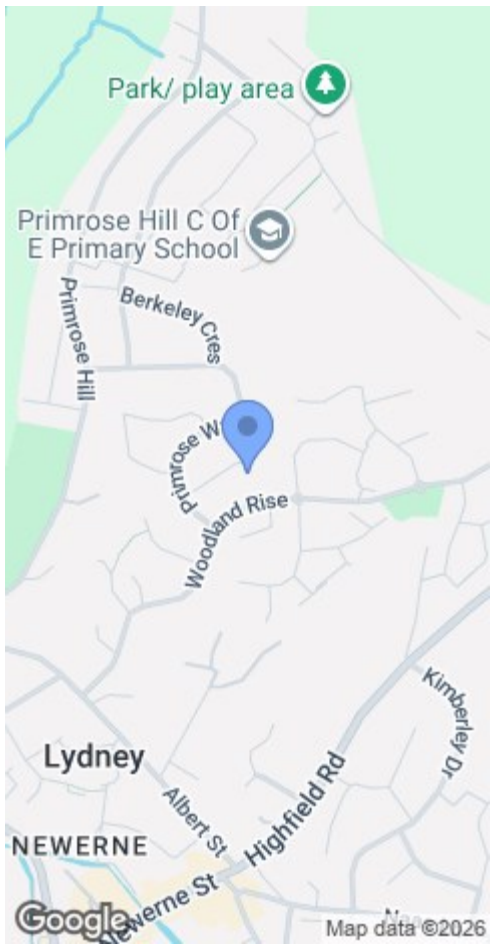


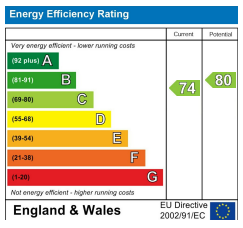


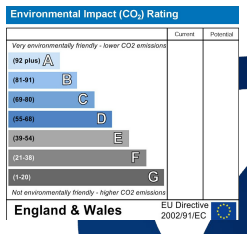


MISREPRESENTATION DISCLAIMER
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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.

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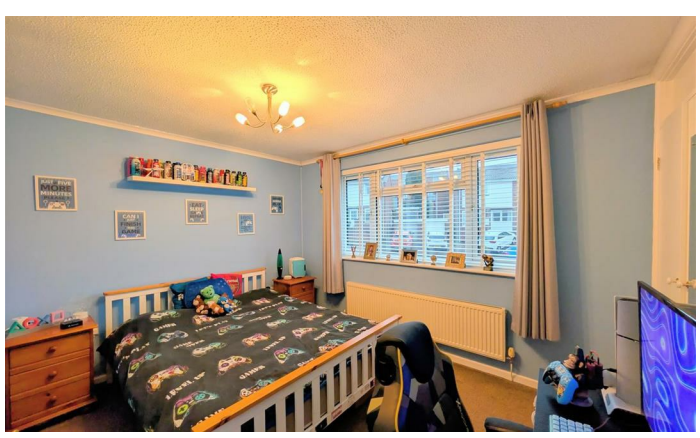
## £375,000

A FOUR BEDROOM DETACHED FAMILY HOME situated in a popular residential area of Lydney, offering GENEROUS LIVING ACCOMMODATION, KITCHEN/DINER, VERSATILE UTILITY/PLAYROOM SPACE and ENCLOSED REAR GARDEN WITH LARGE DECKING.
The property benefits from WELL PROPORTIONED ROOMS, BUILT IN WARDROBES TO MULTIPLE BEDROOMS and a practical layout ideal for modern family living.

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
12'10 x 6'04 (3.91m x 1.93m)
Accessed via part double glazed UPVC entrance door. Front aspect double glazed UPVC window. Radiator. Power points. Understairs storage cupboard.
Door to:

### LOUNGE
18'09 x 11'11 (5.72m x 3.63m)
Feature fireplace. Radiators. Power points. Television point. Front aspect double glazed UPVC window. Rear aspect double glazed UPVC sliding doors leading out onto decking.

### CLOAKROOM
Low level WC. Wall mounted wash hand basin with tiled splashback. Radiator. Rear aspect double glazed UPVC window.

### KITCHEN/DINER
18'08 x 12'04 (5.69m x 3.76m)
Fitted with a range of base, wall and drawer mounted units with worktops over. Five ring gas hob with oven beneath and extractor hood above with glass splashback. One and a half bowl single drainer ceramic sink unit with mixer tap. Built in dishwasher. Space for fridge freezer. Power points. Appliance points. Part tiled walls. Inset ceiling spotlights. Space for dining table and chairs. Television point. Front and rear aspect double glazed UPVC windows.
Double glazed UPVC door to:

### COVERED LEAN TO
Tiled flooring. Front and rear aspect double glazed UPVC doors. Ample space for coat and shoe storage. Access to garden and utility/playroom.

### UTILITY/ VERSATILE ROOM
Currently arranged as utility space to one end and playroom/store to the other. Power points. Appliance points. Inset ceiling spotlights. Internet point.

### FIRST FLOOR LANDING
Power point. Access to loft space. Doors to all bedrooms and bathroom.

### BEDROOM ONE
12'00 x 9'10 (3.66m x 3.00m)
Double doors to built in wardrobe. Radiator. Power points. Television point. Front aspect double glazed UPVC window.

### BEDROOM TWO
11'11 x 9'09 (3.63m x 2.97m)
Double doors to built in wardrobe. Radiator. Power points. Front aspect double glazed UPVC window.

### BEDROOM THREE
9'00 x 8'07 (2.74m x 2.62m)
Built in wardrobe. Radiator. Power points.

### BEDROOM FOUR
8'10 x 8'07 (2.69m x 2.62m)
Radiator. Power points. Rear aspect double glazed UPVC window.

### BATHROOM
7'01 x 5'05 (2.16m x 1.65m)
White suite comprising panelled bath with mains shower over and screen. Low level WC. Vanity wash hand basin. Heated towel rail. Tiled flooring. Tiled walls. Inset ceiling spotlights. Airing cupboard housing combi boiler. Rear aspect double glazed frosted UPVC window.

### OUTSIDE
To the front of the property there is a resin bound driveway providing off road parking for three vehicles.

The rear garden enjoys a wonderful elevated decked seating area, ideal for entertaining, with steps leading down to a lower lawned area with a built in shed.

### 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: D
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 Newerne Street in Lydney town centre, turn left onto Albert Street. Turn right onto Woodland Rise. Continue along Woodlands Rise turning left on to Primrose Way and then Right onto Almond Walk 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)