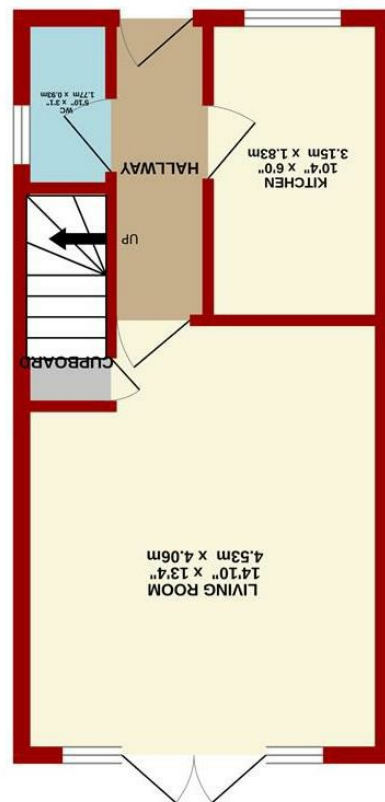
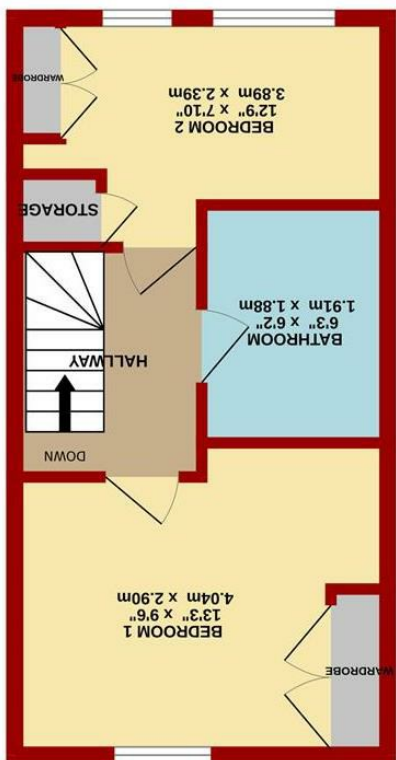
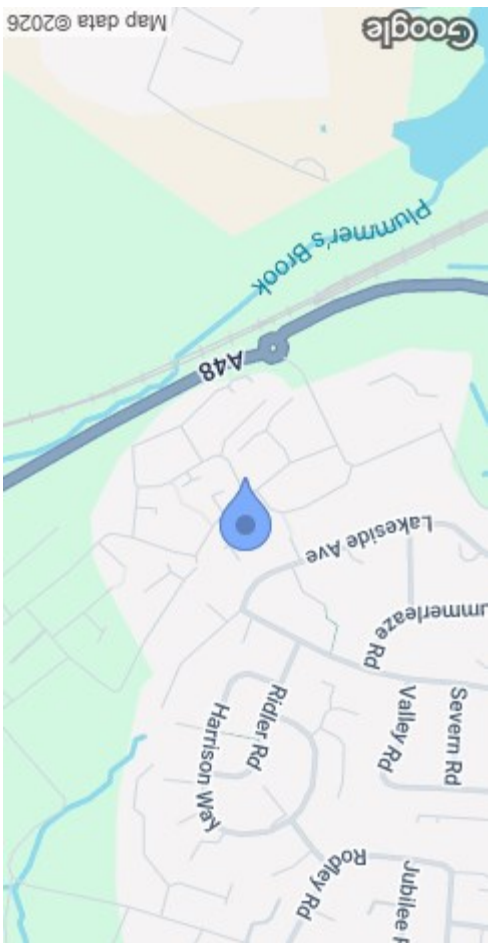




MISREPRESENTATION DISCLAIMER
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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	Environmental Impact (CO ₂) Rating
 G 35-38 kWh/m ² per year (CO ₂ emissions)	 94 3.0-3.5 tonnes per year (CO ₂ emissions)



TOTAL FLOOR AREA: 699 sq. ft. (64.9 sq. m.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only.
 Made with Mapbox ©2025



26 Par Four Lane
 Lydney GL15 5GD

Asking Price £248,995

A WELL-PRESENTED TWO-BEDROOM SEMI-DETACHED HOME WITH ALLOCATED PARKING, ENCLOSED SOUTH-EAST FACING REAR GARDEN, SPACIOUS LOUNGE, SITUATED IN A POPULAR RESIDENTIAL LOCATION, IDEAL FOR FIRST-TIME BUYERS OR INVESTORS.

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

10'4 x 3'4 (3.15m x 1.02m)

Accessed via a uPVC double-glazed entrance door with frosted glass panels allowing natural light. The hallway comprises a radiator, power points, wall-mounted thermostat, and provides access to the kitchen and ground floor accommodation.

KITCHEN

10'4 x 6'00 (3.15m x 1.83m)

Accessed via a uPVC double-glazed entrance door with frosted glass panels allowing natural light. The hallway comprises a radiator, power points, wall-mounted thermostat, and provides access to the kitchen and ground floor accommodation.

LIVING ROOM

14'10 x 13'4 (4.52m x 4.06m)

Accessed via a uPVC double-glazed entrance door with frosted glass panels allowing natural light. The hallway comprises a radiator, power points, wall-mounted thermostat, and provides access to the kitchen and ground floor accommodation.

CLOAKROOM

5'10 x 3'01 (1.78m x 0.94m)

Comprising a WC and wash hand basin with tiled splashback. Additional features include a radiator, extractor fan, fuse board, wood-effect vinyl flooring, and an uPVC double-glazed frosted window to the side elevation.

BEDROOM ONE

13'3 x 9'6 (4.04m x 2.90m)

A generous double bedroom with wood-effect flooring, built-in wardrobe with shelving, radiator, power points, and TV point. uPVC double-glazed window to the rear aspect overlooking the garden.

BEDROOM TWO

10'11 x 7'10 (3.33m x 2.39m)

A further double bedroom featuring built-in wardrobe space and an over-stairs storage cupboard housing a serviced Glow-worm boiler. Includes radiator, power points, telephone point, and two uPVC double-glazed windows to the front elevation.

BATHROOM

6'3 x 6'2 (1.91m x 1.88m)

Recently refitted and partially tiled, comprising a fully tiled walk-in shower, with mains-fed rain shower, low-level WC, and wash hand basin with light and shaver point. Additional features include a heated towel rail and extractor fan.

OUTSIDE

To the rear is a fully enclosed, south-east facing garden, mainly laid to lawn with a patio seating area, ideal for outdoor entertaining.

To the front, there is a paved pathway leading to the entrance, alongside a lawned area with shrubbery. The property further benefits from off-road parking for one vehicle to the side of the property.

SERVICES

Mains Gas, Drainage, Electric and Water

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.

VIEWING

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 the Coleford office, turn right onto Old Station Way and continue towards St Briavels. Turn left onto Bream Avenue (towards Bream and Lydney), then at the T-junction in Lydney turn right onto High Street. At the roundabout, turn left onto the bypass, go over the railway and straight across the first roundabout, then left at the second and first right, where the property is on the right.

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.

AGENTS NOTE

There is an annual maintenance charge payable of £300 (approx) per annum to cover the communal areas.