



50 Forest Road
Lydney GL15 5LB



STEVE GOOCH
ESTATE AGENTS | EST 1985

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Lydney GL15 5LB

£365,000

RENOVATED FOUR-BEDROOM FAMILY HOME with OPEN-PLAN KITCHEN/DINER, EN-SUITE TO PRINCIPAL BEDROOM, GENEROUS 1/5th ACRE PLOT, ATTRACTIVE VIEWS, backing on to the RIVER LYD, OFF-ROAD PARKING FOR MULTIPLE VEHICLES, situated in a POPULAR RESIDENTIAL LOCATION and offering SPACIOUS, VERSATILE ACCOMMODATION measuring 1625 SQ FT, with NO ONWARD CHAIN.

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 HALL

Accessed via a double-glazed uPVC entrance door. Stairs rising to the first floor, thermostat control, power points, and grey wood-effect flooring throughout.

LOUNGE

21'1 x 12'3 (6.43m x 3.73m)

A spacious and beautifully bright reception room offering ample space for a wide range of furniture arrangements. Features include a TV point, radiator, and multiple power points. UPVC double glazed doors open onto the rear garden, enjoying attractive views over the garden and beyond, while a UPVC double glazed window to the front provides plenty of natural light throughout.

SNUG

13'08 x 9'05 (3.96m'2.44m x 2.74m'1.52m)

A bright and comfortable reception room with double-glazed uPVC window to the front elevation, radiator, power points, and continuation of the grey wood-effect flooring. Access to the ground floor cloakroom.

GROUND FLOOR WC

6'06 x 3'10 (1.83m'1.83m x 0.91m'3.05m)

Fitted with a WC and wash hand basin.

KITCHEN/DINING ROOM

21'05 x 14'07 (6.40m'1.52m x 4.27m'2.13m)

A spacious open-plan kitchen and dining area with double-glazed uPVC windows to both the front and rear elevations and double-glazed uPVC door providing access to the rear garden. Fitted with a range of grey wall, base, and drawer units with wood-effect roll-top work surfaces over. Integrated electric hob with oven beneath, one-and-a-half bowl sink and drainer with mixer tap, radiators, and ample space for dining and family living. Finished with wood-effect vinyl flooring throughout.

UTILITY ROOM

7'4 x 6'2 (2.24m x 1.88m)

Fitted with plumbing for a washing machine, power points, wall-mounted boiler, and double-glazed uPVC window to the rear.





FIRST FLOOR LANDING

Access to all first-floor accommodation, radiator and power points.

PRINCIPAL BEDROOM

14'03 x 12'03 (4.27m'0.91m x 3.66m'0.91m)

A spacious dual-aspect bedroom with double-glazed uPVC windows to the front and side elevations, built-in wardrobe and storage space, radiator, and power points.

EN-SUITE SHOWER ROOM

8 x 4'6 (2.44m x 1.37m)

Fitted with a double walk-in shower with mains-fed shower, WC, pedestal wash hand basin, heated towel rail, radiator, inset spotlights, extractor fan, shaving point, and obscured double-glazed uPVC window to the rear elevation.

BEDROOM TWO

13'08 x 11'02 (3.96m'2.44m x 3.35m'0.61m)

A generously sized double bedroom with double-glazed uPVC window to the front elevation, radiator, power points, and access to the loft space.

BEDROOM THREE

13'5 x 9'05 (4.09m x 2.87m)

A well-proportioned bedroom with double-glazed uPVC window to the front elevation, radiator, TV point, and power points.

BEDROOM FOUR

7'09 x 7'04 (2.13m'2.74m x 2.13m'1.22m)

Double-glazed uPVC window to the rear elevation, radiator, and power points.

FAMILY BATHROOM

9'11 x 4'04 (3.02m x 1.32m)

Fitted with a panelled bath with mains-fed rainfall shower over, WC, pedestal wash hand basin, medicine cabinet with mirror, and tiled-effect flooring.

OUTSIDE

To the front of the property is a laid-to-lawn garden with steps leading down from the street to the main entrance. A driveway to the right-hand side provides off-road parking for approximately four to five vehicles.



REAR GARDEN

A generous enclosed rear garden, mainly laid to lawn and enjoying attractive views over the surrounding woodland and fields. The garden further benefits from outlooks over The Lyd, a useful outbuilding and additional kennel space on concrete bases to either side of the garden, with side access leading round to the front.

AGENTS NOTES

Environment Agency have a right of access to the side of the garden.

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 confirmed.

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

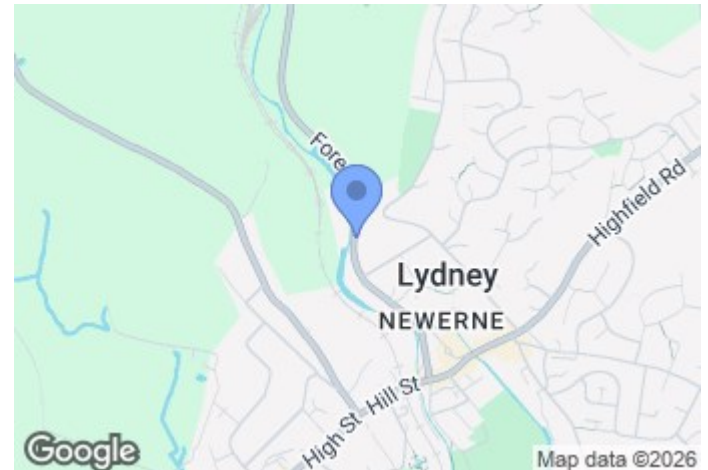
Once entering Lydney turn left at the T junction onto Newerne Street and proceed through the high street turning left onto Forest Road, continue along for approximately half a mile where the entrance to the property can be found along on the lefthand side.

PROPERTY SURVEYS

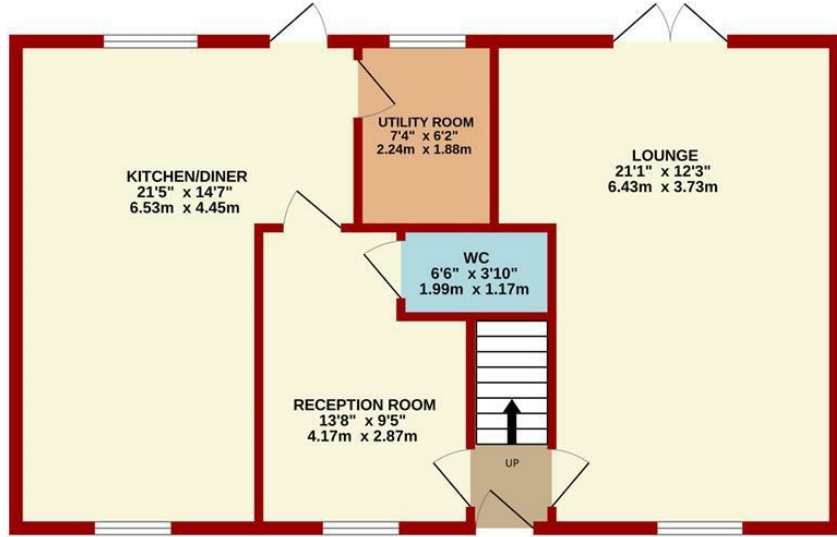




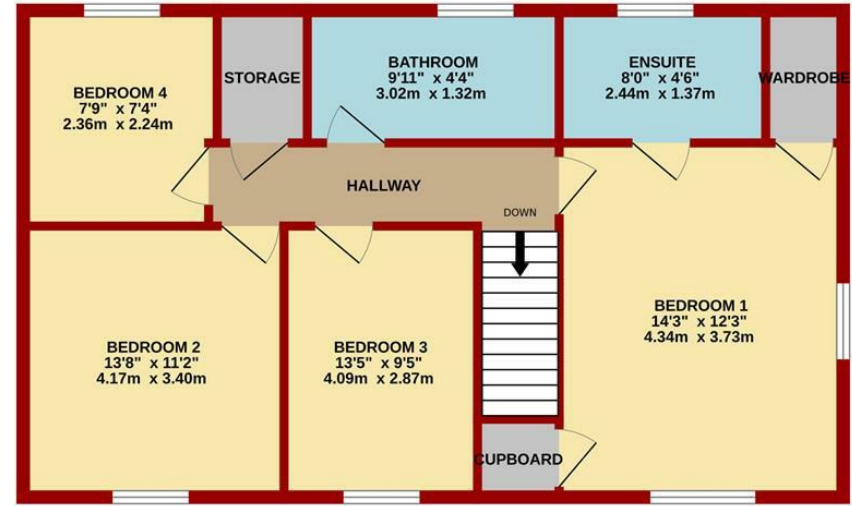
Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys)



GROUND FLOOR
813 sq.ft. (75.5 sq.m.) approx.



1ST FLOOR
812 sq.ft. (75.4 sq.m.) approx.



TOTAL FLOOR AREA : 1625 sq.ft. (151.0 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.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A		83	(92 plus) A
(81-91) B			(81-91) B
(69-80) C		74	(69-80) C
(55-64) D			(55-64) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC





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