



LYDNEY

Guide price **£300,000**



 ARCHER & Co

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# 1 THE HAWTHORNS

Lydney, Gloucestershire GL15 5BX



Three bedroom bungalow  
Large rear garden  
No onward chain

Lydney town offers a wide range of facilities including a variety of shops, bank, building societies and supermarkets, as well as a sports centre, golf course, hospital, doctors' surgeries, train station, primary and secondary schools.

A wider range of facilities are also available throughout the Forest of Dean including an abundance of woodland and river walks. The Severn crossings and M4 towards London, Bristol and Cardiff are easily reached from this area along with the cities of Gloucester and Cheltenham for access onto the M5 and the Midlands.





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£300,000



### KEY FEATURES

- Three bedrooms
- Vacant & no onward chain
- Lounge/dining room
- Garage
- Large garden plot
- Sought after location



# STEP INSIDE



## ENTRANCE HALL

### LOUNGE / DINING ROOM

5.25m x 5.25m (17'3" x 17'3")

Patio doors to rear, feature fireplace, door to:

### INNER HALL

Airing cupboard.

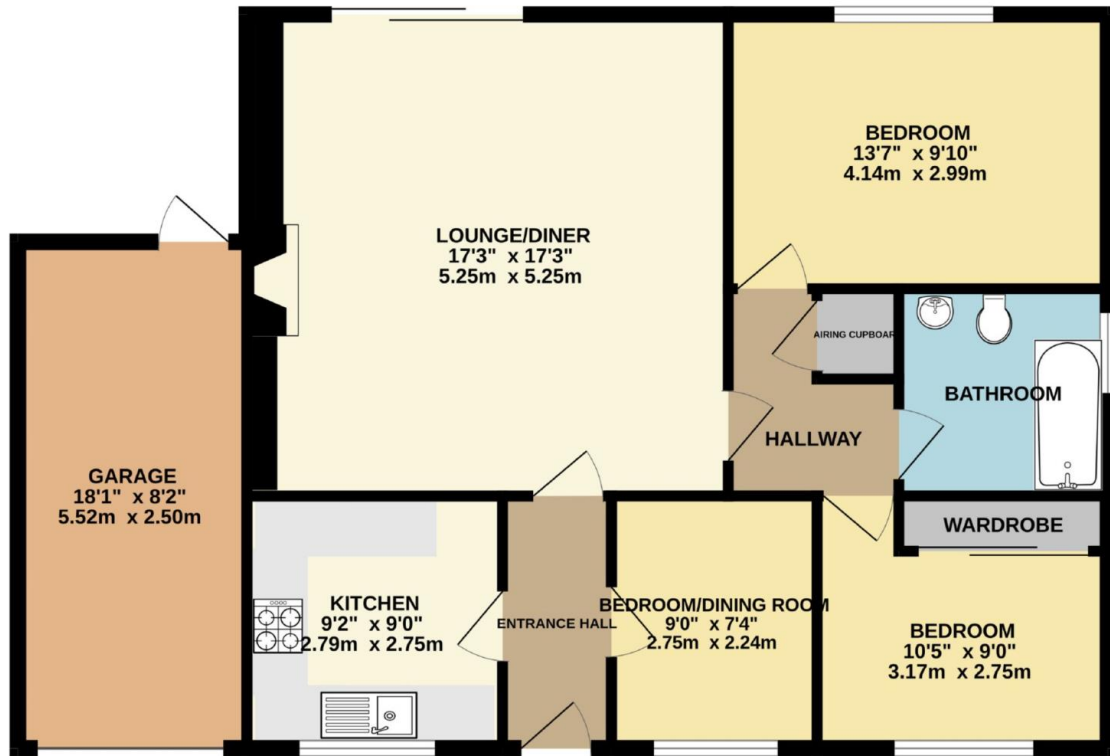
## KITCHEN

2.79m x 2.74m (9'2" x 9'0")

Window to front, fitted with a range of base and eye level units, double bowl sink unit, plumbing for automatic washing machine, gas boiler (not tested)



**GROUND FLOOR**  
938 sq.ft. (87.1 sq.m.) approx.



TOTAL FLOOR AREA : 938 sq.ft. (87.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**BEDROOM ONE**

4.14m x 2.99m (13'7" x 9'10")

Window to rear.

**BEDROOM TWO**

3.17m x 2.74 (10'5" x 9'0")

Window to front, fitted wardrobe.

**BEDROOM THREE**

2.74m x 2.23m (9'0" x 7'4")

Window to front.

**BATHROOM**

Wash hand basin, WC, panelled bath with shower attachment over, window to side.

# STEP OUTSIDE



To the front an open plan lawned garden area, off road parking (room for additional parking/hardstanding subject to the necessary consent), access to the Garage. The rear garden is tiered with lower paved patio, retaining walls to upper lawned gardens, mature hedgerows, garden shed. A large generous plot with ample room for extension to the dwelling subject to consent.

## INFORMATION

Postcode: GL15 5BX  
Tenure: Freehold  
Tax Band: D  
Heating: Gas  
Drainage: Mains  
EPC: C







DIRECTIONS

What3Words - [///myth.moon.blackbird](https://www.what3words.com/myth.moon.blackbird)





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		87
B (81-91)		
C (69-80)	70	
D (55-68)		
E (39-54)		
F (21-38)		
G (1-10)		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Floorplans and photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.