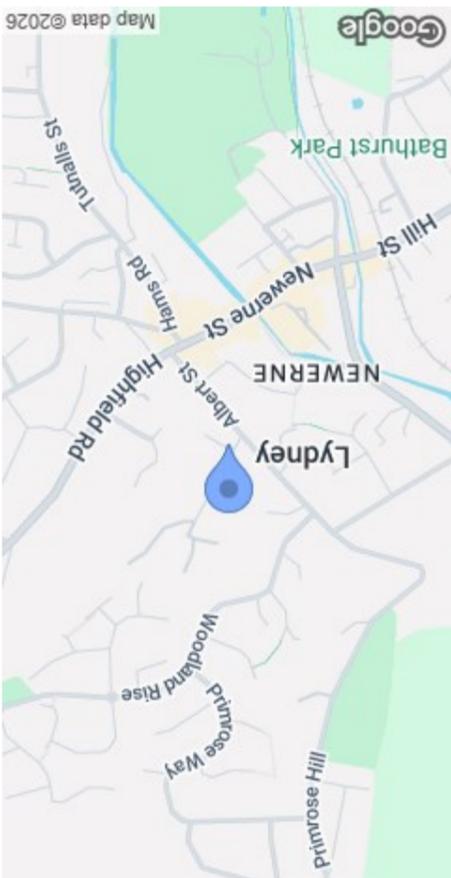


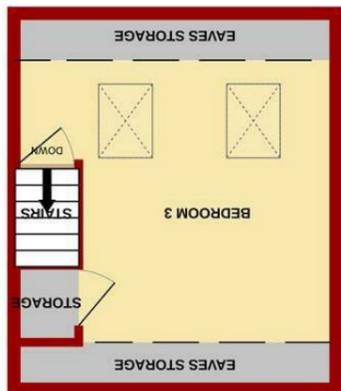


MISREPRESENTATION DISCLAIMER  
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be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

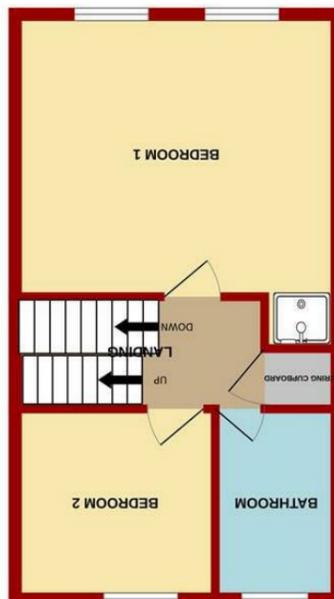
Energy Efficiency Rating	Environmental Impact (CO <sub>2</sub> ) Rating



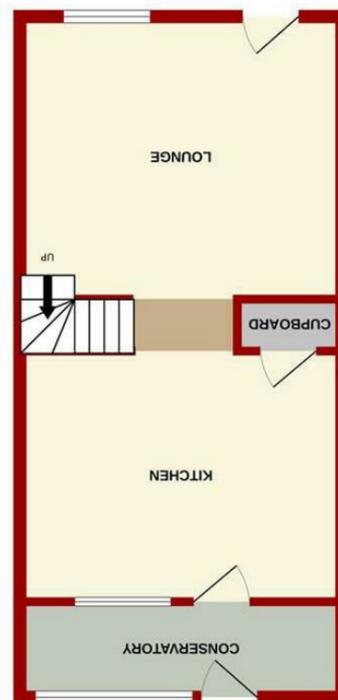
TOTAL FLOOR AREA : 1049 sq.ft. (97.5 sq.m.) approx.  
 Measurements are approximate. Not to scale. Illustrative purposes only.  
 Made with Metropix ©2026



2ND FLOOR  
 240 sq.ft. (22.3 sq.m.) approx.



1ST FLOOR  
 374 sq.ft. (34.7 sq.m.) approx.



GROUND FLOOR  
 435 sq.ft. (40.4 sq.m.) approx.



8 Queen Street  
 Lydney GL15 5LY

## Offers Over £200,000

A well-presented three bedroom townhouse offering spacious and versatile accommodation over three floors, a landscaped, low-maintenance rear garden, conservatory and a convenient town location close to local amenities.

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.



### LOUNGE

14'04 X 12'07

Accessed via a composite front door. Featuring radiators, power points, television points and a feature fireplace with electric fire. Coving, front-facing double-glazed uPVC window, stairs rising to the first floor and door to a large storage cupboard. Opening through to the kitchen.

### KITCHEN/DINER

14'01 x 11'02 (4.29m x 3.40m)

Fitted with a range of base, wall and drawer-mounted units with wooden worktops. Ceramic single bowl sink with drainer and stainless steel mixer tap, integrated oven with four-ring gas hob and extractor fan. Space and plumbing for washing machine and space for fridge. Radiator, power and appliance points, part-tiled walls, front-facing double-glazed uPVC window and door leading to the conservatory. Additional large storage cupboard.

### CONSERVATORY

13'07 x 4'03 (4.14m x 1.30m)

Providing a useful additional reception space with power points and space for a small table and chairs. Also fitted with wooden worktop, wall-mounted storage cupboard and space and plumbing for a washing machine. Rear-facing double-glazed uPVC window and door opening onto the garden.

### FIRST FLOOR LANDING

With access to the airing cupboard housing the gas combi boiler and stairs rising to the second floor.

### BEDROOM ONE

14'03 x 12'09 (4.34m x 3.89m)

A generous double bedroom featuring radiator, power points, feature fireplace and two front-facing double-glazed uPVC windows and shower unit in the corner.

### BEDROOM TWO

8'11 x 8'04 (2.72m x 2.54m)

With radiator, power points, television point, storage cupboard and rear-facing double-glazed uPVC window.

### BATHROOM

8'01 x 4'10 (2.46m x 1.47m)

Fitted with a white suite comprising panelled bath, vanity wash hand basin and low-level WC. Radiator, tiled walls and rear-facing double-glazed uPVC frosted window.

### SECOND FLOOR

Stairs from first floor landing leading to door into:

### BEDROOM THREE

12'11 x 12'07 (3.94m x 3.84m)

A spacious double bedroom with power points, sliding doors to eaves storage and double-glazed Fakro roof lights with fitted blinds.

### OUTSIDE

The rear garden has been thoughtfully landscaped for low maintenance and enjoyment. Featuring artificial lawn, a raised decked seating area, raised planters and a garden shed. The garden is south-east facing, fully enclosed by walling and fencing and provides an excellent private sun trap.

### SERVICES

Mains water, electricity, gas and drainage connected.

### 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.

### 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.