



Guide price £265,000

TENURE : FREEHOLD

Lakeside Avenue, Lydney, GL15 5QB

Bedrooms : 2

Bathrooms : 1

Reception Rooms : 1

Two Double Bedrooms

**Short Stroll Away From
Lydney Boating Lake**

Quiet Cul-De-Sac Location

**Within Easy Reach of Lydney
Town**

**Convenient Access To Lydney
Train Station**

Aroha Properties

Unit 1 Regents Walk, Newerne Street, Lydney, Gloucestershire, GL155RF

sales@arohaproperties.co.uk | 01594368200

Website: <https://aroha.globalnoticeboard.com>



Situated in a sought-after position on Lakeside Avenue in Lydney, this well-presented two-bedroom home offers upgraded kitchen facilities, modern interiors and well-proportioned accommodation throughout. Benefitting from features such as a garage with off-road parking and a pleasant rear garden, this home provides suitability to a range of buyers. Conveniently located for local amenities, transport links and woodland walks, it combines everyday convenience with a quiet residential setting...

Entrance

Pathway leading to a UPVC obscured glazed entrance door with storm porch.

Reception Hallway - 13'0" x 4'8" (3.98 x 1.44m):

Spacious and welcoming with high coved ceilings and feature spot lighting. Modern wood-effect flooring throughout with doors leading to all rooms. Radiator and power points. A spacious airing cupboard housing the wall-mounted gas boiler provides excellent storage. Loft access.

Kitchen / Dining Room - 9'1" x 12'1" (2.79 x 3.71m):

Upgraded by the current owners, offering an excellent range of base and eye-level fitted units and drawers with rolled-edge work surfaces and matching upstands. Ceramic hob with extractor hood above and 1½ bowl stainless steel sink and drainer with mixer tap. Integrated electric double oven and microwave. Space and plumbing for a washing machine and fridge/freezer. Spot lighting throughout and wood-effect flooring. Radiator and a range of power points.

Living Room - 11'0" x 14'6" (3.36 x 4.42m):

Large UPVC double-glazed window to the front aspect. Carpeted flooring and radiator. Central pendant lighting and feature spot lighting. Range of power points and TV point.

Bedroom One - 9'5" x 10'10" (2.89 x 3.32m):

UPVC double-glazed window to the front elevation. Carpeted flooring and fitted wardrobes with ample hanging space. Central pendant lighting, radiator and power points.

Bedroom Two - 11'2" x 9'11" (3.42 x 3.04m):

UPVC double-glazed window to the rear aspect with garden views. Carpeted flooring, radiator, central pendant lighting and power points.

Bathroom - 5'6" x 8'6" (1.69 x 2.59m):

Well presented with aqua panelling and central pendant lighting. The modern white suite comprises a low-level push-button W.C. and hand wash basin with mixer tap and vanity unit below. P-shaped panel bath with glazed shower screen and mixer tap, with power shower and attachments above. Wood-effect flooring throughout and shaving point. Obscured UPVC double-glazed window, extractor fan and chrome-effect heated towel rail.

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Garden

To the front of the property there is a lawned garden which could be changed to provide further parking at the property with approval. Pathway extending to the side, providing access to the rear.

The rear garden consists of a combination of gravel, patio and lawn. Also a selection of plants, shrubs and trees, and there is a garden shed providing external storage.

Location

Situated on Lakeside Avenue in Lydney, the property is positioned within a well-established residential area close to local amenities. The town centre offers a range of shops, supermarkets, schools and healthcare services, along with a train station providing links to Gloucester, Cheltenham and Cardiff. The area also benefits from access to woodland walks and the wider Forest of Dean.

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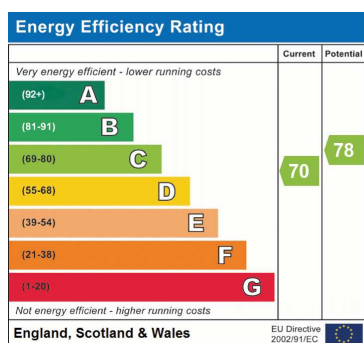
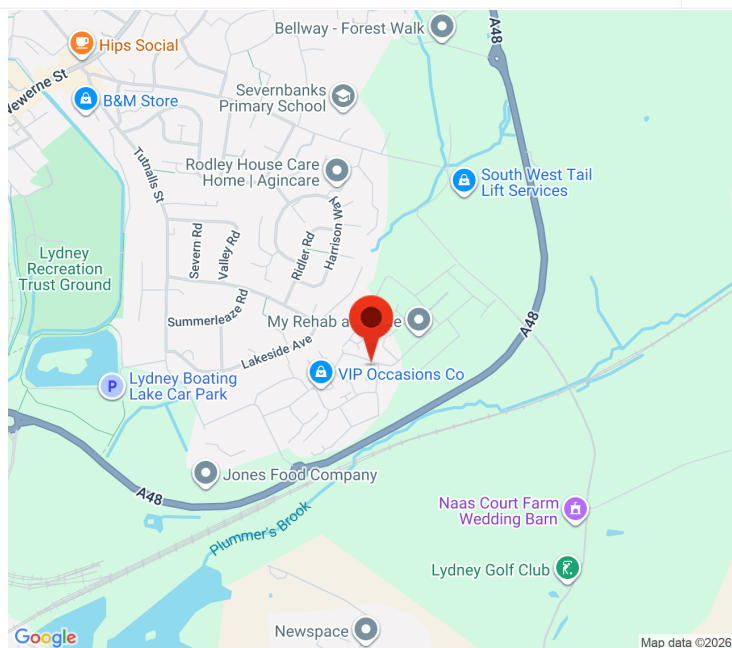
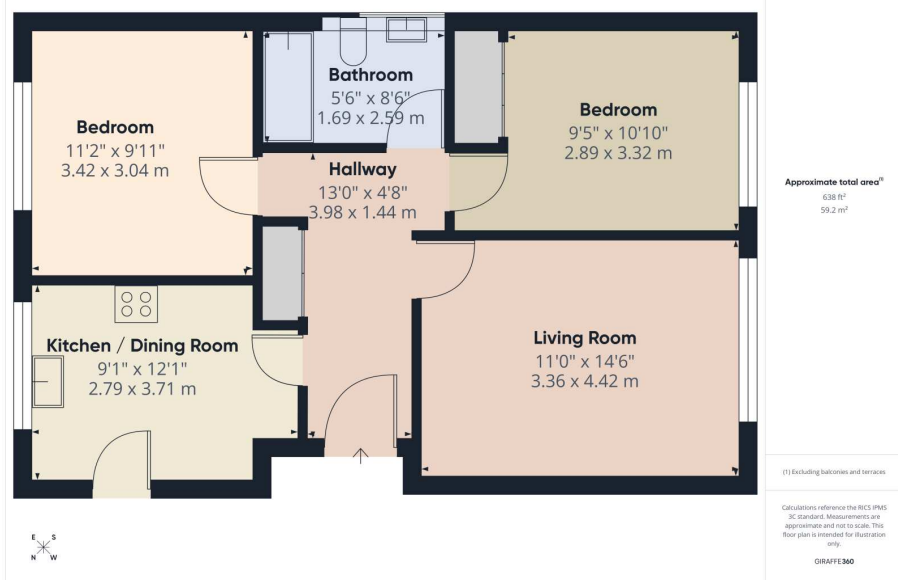
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