



Guide price £265,000

Lydney, GL15

Bedrooms : 3

Bathrooms : 2

Reception Rooms : 2

Popular Lychgate Mews development

Excellent choice of primary & secondary schools nearby

Garage & driveway parking

Tennis courts & leisure centre within easy reach

Lydney railway station within easy reach

Ideal for families

Aroha Properties

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

sales@arohaproperties.co.uk | 01594368200

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



DON'T LET THIS ONE SLIP UNDER YOUR RADAR | ZERO ONWARD CHAIN!

A three-bedroom home, a gorgeous sunny garden, garage, parking, conservatory, en-suite, newly fitted kitchen AND no onward chain... what more could you want?

WE have keys!

Tucked away within the popular Lychgate Mews development in Lydney, this is a home that really does have a lot going for it. Well presented, wonderfully positioned and offered with ZERO ONWARD CHAIN, it could be the perfect opportunity for a smooth and hassle-free move.

As you Step inside, you'll find a welcoming house that is looking forward to being made a home. Offering three bedrooms, including a the master bedroom with its own en-suite, alongside a newly fitted kitchen and a fantastic conservatory which makes the most of the sunny garden beyond.

And talking of the garden... this is a real highlight! A lovely sunny outdoor space, perfect for morning coffees, summer barbecues, relaxing with a glass of something cold or simply letting the children enjoy the sunshine. There is also a rather charming feature that makes this garden extra special – you can see the local church from the garden, a lovely nod to the history and name of Lychgate Mews.

Outside, you'll also find the bonus of a garage and parking, always a sought-after combination.

The Property highlights

- **Zero Onward Chain**
- **Garage & Parking**
- **Super sunny & secure Garden**
- **Newly fitted Kitchen**
- **Conservatory**
- **Ready To View Now**
- **We have keys!**

Accommodation comprises:

Ground Floor

Living Room

4.66m x 3.93m (15'3" x 12'11")

Dining Room

2.27m x 2.59m (7'5" x 8'6")

Kitchen

2.30m x 2.58m (7'7" x 8'6")

Conservatory

2.26m x 1.87m (7'5" x 6'2")

First Floor

Bedroom One

2.59m x 2.54m (8'6" x 8'4")

Bedroom Two

2.59m x 2.59m (8'6" x 8'6")

Bedroom Three

1.98m x 2.77m (6'6" x 9'1")

Shower Room

1.96m x 2.02m (6'5" x 6'8")

LOCATION, LOCATION, LOCATION!

This is where the property really comes into its own. You have so much right on your doorstep, making everyday life wonderfully convenient.

Bathurst Park, primary and secondary schools, tennis courts, the leisure centre, Lydney Harbour and Lydney railway station are all within easy reach, giving you an enviable mix of green space, recreation, schooling, transport and local amenities.

Whether you're looking for your first home, somewhere for the family to grow, a convenient base for commuting or simply a home where you can unpack your boxes and get settled without waiting for a lengthy chain to unravel, this could be the one.

For commuters, Lydney railway station provides a useful rail connection, with services towards Gloucester, Cheltenham and Cardiff, while the area also has local bus connections.

The location also puts Chepstow and Gloucester within easy reach, making Lydney a practical base for both work and leisure.

Homes offering this much, in such a convenient Lydney location, don't come along every day. Come and see what makes this one so special!

Contact the sales TEAM today 01594 368200

Conservatory 7' 5" x 6' 2" (2.26m x 1.88m)

Dining Room 7' 5" x 8' 6" (2.26m x 2.59m)

Kitchen 7' 7" x 8' 6" (2.31m x 2.59m)

Living Room 15' 3" x 12' 11" (4.65m x 3.94m)

Garage 8' 3" x 17' 7" (2.51m x 5.36m)

Bathroom 6' 5" x 6' 8" (1.96m x 2.03m)

Bedroom 8' 6" x 8' 4" (2.59m x 2.54m)

Bedroom 5' 1" x 4' 11" (1.55m x 1.50m)

Bedroom 6' 6" x 9' 1" (1.98m x 2.77m)

Bedroom 8' 6" x 8' 6" (2.59m x 2.59m)

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