


# 9 Harrison Way
Lydney GL15 5BN

STEVE GOOCH
ESTATE AGENTS | EST 1985

# 9 Harrison Way

## Lydney GL15 5BN

**Open To Offers £250,000**

**WELL MAINTAINED, THREE-BEDROOM home enjoying a GENEROUS and MATURE REAR GARDEN, OFF-ROAD PARKING and SPACIOUS ACCOMMODATION throughout and a convenient location close to local amenities, this property offers an excellent opportunity for families and first-time buyers alike.**

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 enjoys a convenient location providing easy access to Chepstow and Gloucester, whilst also being centrally positioned for Bristol, Newport, Cardiff, Cheltenham, London and the Midlands.

Lydney is renowned for its wealth of outdoor pursuits, including scenic woodland and river walks, cycling routes, and a wide range of recreational activities. The town itself offers an excellent selection of amenities and leisure facilities, including a boating lake, park, skate park, cycle paths, golf course, and various sports clubs. Lydney also benefits from both train and bus stations, providing convenient transport links for commuters and visitors alike.

The town has a range of amenities to include shops, post office, banks, two large supermarkets, service station, health centres 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
Entered via a composite entrance door with radiator, power points, telephone point, understairs storage cupboard, stairs to the first floor and front aspect double glazed frosted window.
Access through to Dining Room and Lounge.

## LOUNGE
### 14'11" x 9'5" (4.55m x 2.87m)
A bright dual aspect reception room with front and rear aspect double glazed UPVC windows, radiator, power points, television point and feature fireplace with potential for an open fire.

## DINING ROOM
### 14'3" x 8'7" (4.34m x 2.62m)
Radiator, power points, television point, gas fire, rear aspect double glazed UPVC window and doorway through to the kitchen.

## KITCHEN
### 18'2" x 7'11" (5.54m x 2.41m)
Fitted with a range of base, wall and drawer mounted units with rolled edge worktops incorporating a stainless steel sink and drainer. Space for cooker, washing machine, fridge and freezer, side aspect double glazed UPVC windows, rear aspect double glazed UPVC door to the garden and door to:

## CLOAKROOM
### 5'04" x 2'00" (1.63m x 0.61m)
Low level WC and extractor fan.

## FIRST FLOOR LANDING
Airing cupboard housing the Worcester combination boiler, loft access, front aspect double glazed frosted window and doors to all first floor accommodation.

## BEDROOM ONE
### 14'10" x 9'5" (4.52m x 2.87m)
A spacious dual aspect double bedroom with front and rear aspect double glazed UPVC windows, radiator and power points.













## BEDROOM TWO
10'11" x 10'8" (3.33m x 3.25m)
Double bedroom with radiator, power points and rear aspect double glazed UPVC window enjoying elevated views across the garden and towards Lydney.

## BEDROOM THREE
10'11" x 6'5" (3.33m x 1.96m)
Good sized single bedroom with radiator, power points and built-in storage cupboard.

## BATHROOM
5'6" x 5'4" (1.68m x 1.63m)
White suite comprising panelled bath and pedestal wash hand basin with rear aspect double glazed frosted UPVC window.

## SEPARATE WC
2'10" x 5'2" (0.86m x 1.57m)
Low level WC and rear aspect double glazed frosted UPVC window.

## OUTSIDE
To the front, gated access leads onto a driveway providing off-road parking. A pathway continues down the side of the property with an outside tap giving access to the rear garden.
The rear garden is a real highlight of the property, being generous in size and beautifully mature with two lawned areas, established planting, seating areas, a garden shed and greenhouse, all enclosed by fencing to create a private outdoor space. To the rear of the garden double gates provide rear vehicular access and additional parking.

## AGENTS NOTES
Offered with no onward chain.

## SERVICES
Main gas, electric, 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 Water - Rates to be confirmed.

## 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 Lydney High Street, continue along onto Newerne Street and then turn right onto Hamms Road and then immediately left onto Naas Lane. Continue along this road and then turn right onto Rodley Road. Take a left turning onto Harrison Way and then take a right at the junction. The property can be found on your right hand side via our For Sale board.

proximity to not only Chepstow and Gloucester but we are central to Bristol, London, Newport, Cardiff, Cheltenham and access to the Midlands.

## PROPERTY SURVEYS

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



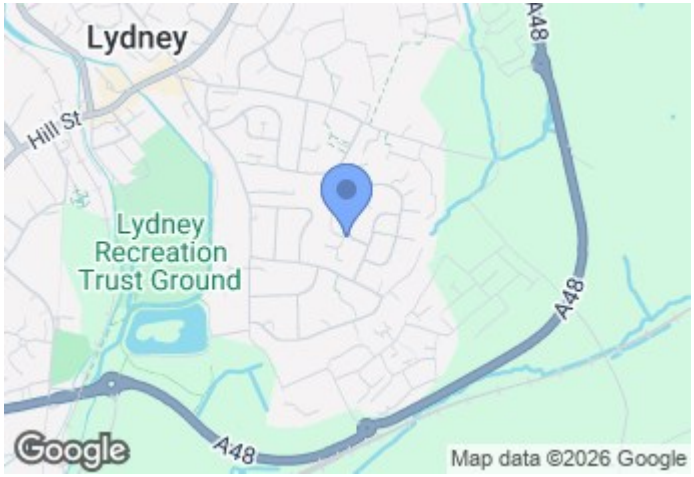




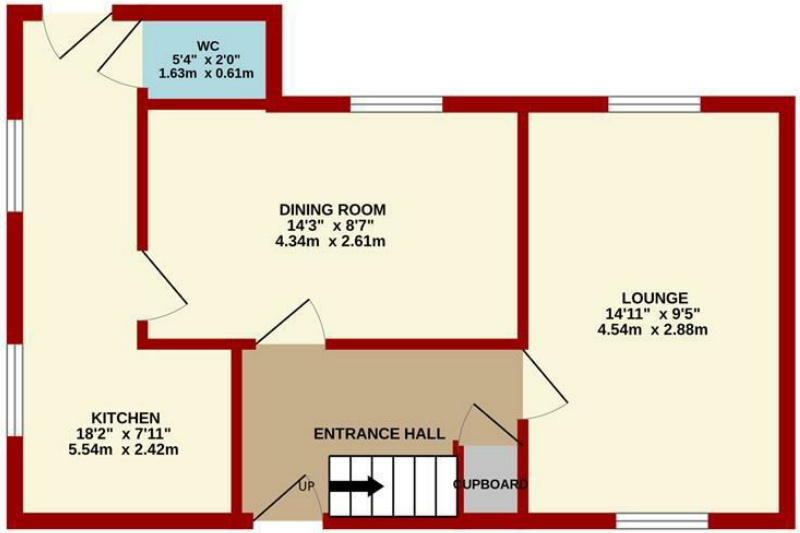




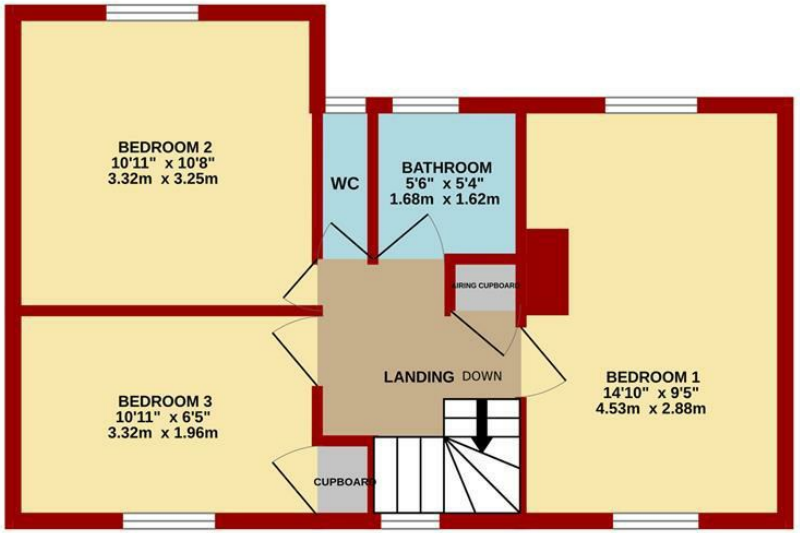



Lydney
Hill St
Lydney
Recreation
Trust Ground
A48
A48
A48
Google
Map data ©2026 Google

GROUND FLOOR
442 sq.ft. (41.1 sq.m.) approx.

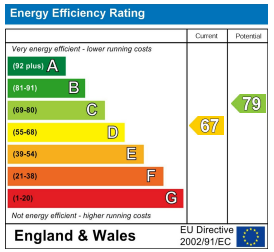


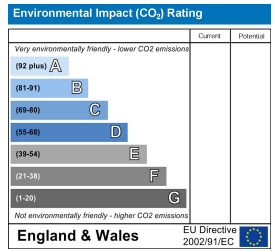

1ST FLOOR
442 sq.ft. (41.1 sq.m.) approx.




TOTAL FLOOR AREA : 884 sq.ft. (82.2 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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