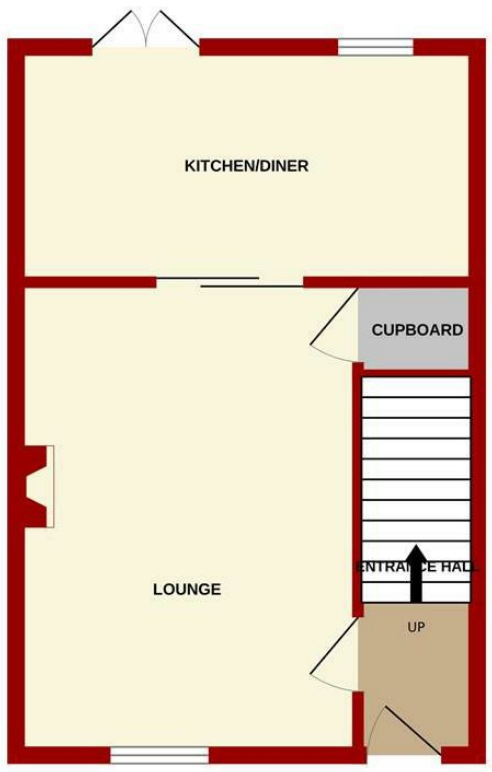
STEVE GOOCH
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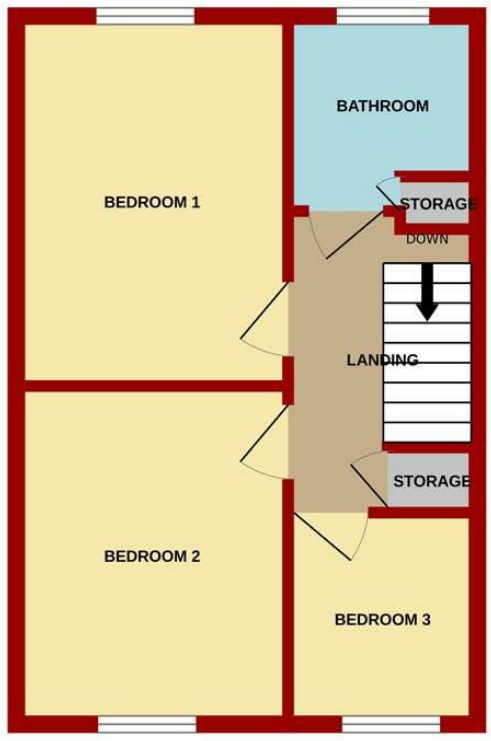
16 Cherry Walk
Lydney GL15 5LL

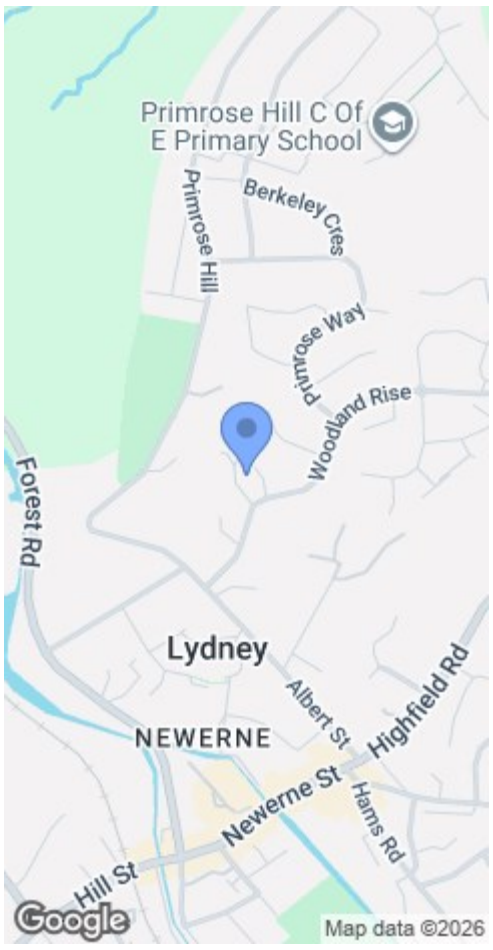


GROUND FLOOR

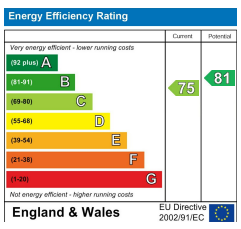


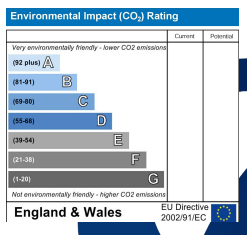
1ST FLOOR





Measurements are approximate. Not to scale. Illustrative purposes only
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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.

£210,000

A WELL-PROPORTIONED THREE-BEDROOM FAMILY HOME, offering SPACIOUS LIVING ACCOMMODATION, ENCLOSED GARDENS, GARAGE and ATTRACTIVE VIEWS towards the RIVER SEVERN. Situated in a POPULAR RESIDENTIAL AREA offered for sale with NO ONWARD CHAIN.

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.















ENTRANCE HALLWAY
7'11 x 3'11 (2.41m x 1.19m)
Accessed via a partly frosted double-glazed uPVC entrance door. Radiator. The hallway provides access to the first-floor staircase and lounge.

LOUNGE
15'11 x 11'07 (4.85m x 3.53m)
A bright and spacious reception room accessed via a fluted glass door with matching side panel. Features include double-glazed uPVC windows, electric fire, radiator, television point and power points. Under stairs storage cupboard. Sliding glazed doors lead through to the kitchen.

KITCHEN
15'10 x 7'10 (4.83m x 2.39m)
Fitted with a range of base, drawer and wall-mounted units with roll-top work surfaces over. Stainless steel single drainer sink unit with mixer tap. Integrated electric oven with electric hob and extractor hood above. Washing machine and fridge/freezer. Wall-mounted gas-fired boiler. Radiator. Double-glazed uPVC window to the rear and double-glazed uPVC doors providing direct access to the rear garden.

FIRST FLOOR LANDING
Provides access to all bedrooms and family bathroom.

BEDROOM ONE
12'05 x 9'07 (3.78m x 2.92m)
A spacious bedroom with double-glazed uPVC window. Radiator and power points.

BEDROOM TWO
11'01 x 9'01 (3.38m x 2.77m)
A well-proportioned double bedroom with rear aspect double-glazed uPVC window overlooking the garden. Radiator and power points.

BEDROOM THREE
9'02 x 5'08 (2.79m x 1.73m)
A single bedroom with front-facing double-glazed uPVC window. Built-in over-stairs storage with shelving. Radiator and power points.

BATHROOM
5'11 x 5'10 (1.80m x 1.78m)
Comprising a panelled bath with mixer tap with a mains shower attachment over, pedestal wash hand basin and low-level WC. Fully tiled walls. Built-in storage cupboard. Frosted double-glazed uPVC window to the rear.

OUTSIDE
To the front of the property, steps lead up to the entrance with a stoned frontage for ease of maintenance.

The enclosed rear garden features a raised lawn area, decked seating space and planted borders, all bounded by fencing. There is a garden shed which has electricity
and was previously used as a utility.

A pathway provides access to the rear where the property benefits from a garage in a block accessed from a pathway to the rear of the property.

AGENTS NOTE
We are awaiting the grant of probate.
Please be advised that the seller of this property is a direct relative of a member of staff at Steve Gooch Estate Agents.

SERVICES
Mains Gas Central Heating, Electricity, 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 - rates to be advised.

LOCAL AUTHORITY
Council Tax Band: C
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 Newerne Street in Lydney town centre, turn left onto Albert Street. Turn right onto Woodland Rise. Turn left into Cherry Walk and the property can be found on your 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)