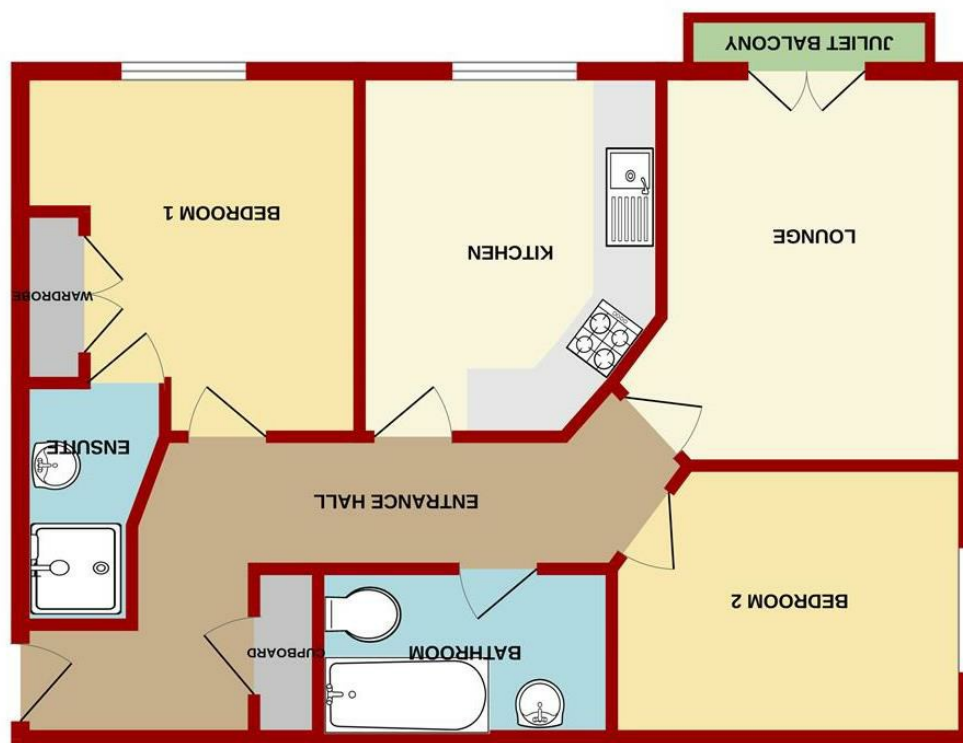
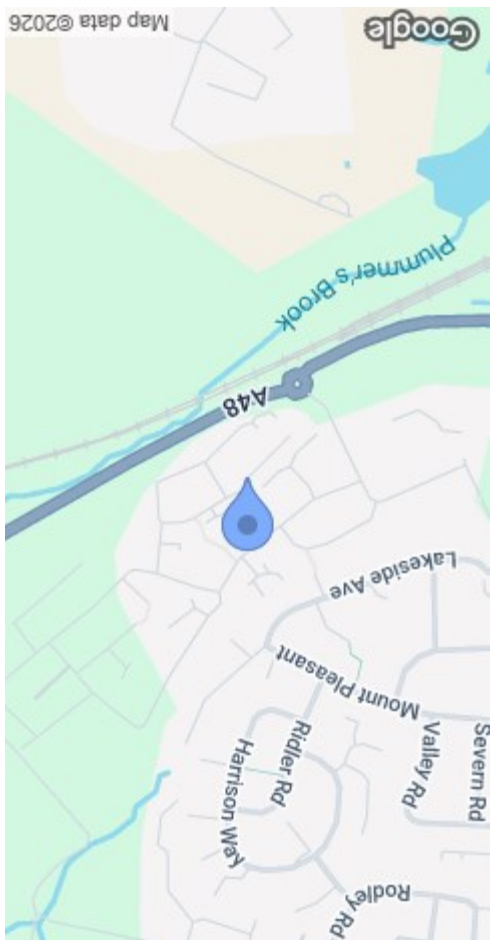




MISREPRESENTATION DISCLAIMER
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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	
Very good (new rating 2025)	A (old rating)
Good (new rating 2025)	B (old rating)
Fair (new rating 2025)	C (old rating)
Fairly poor (new rating 2025)	D (old rating)
Poor (new rating 2025)	E (old rating)
Very poor (new rating 2025)	F (old rating)
Very poor (new rating 2025)	G (old rating)

Environmental Impact (CO ₂) Rating	
Very low (new rating 2025)	A (old rating)
Low (new rating 2025)	B (old rating)
Medium (new rating 2025)	C (old rating)
High (new rating 2025)	D (old rating)
Very high (new rating 2025)	E (old rating)
Very high (new rating 2025)	F (old rating)
Very high (new rating 2025)	G (old rating)



GROUND FLOOR



30 Overstreet Green
 Lydney GL15 5GG

STEVE GOOCH
 ESTATE AGENTS | EST 1985

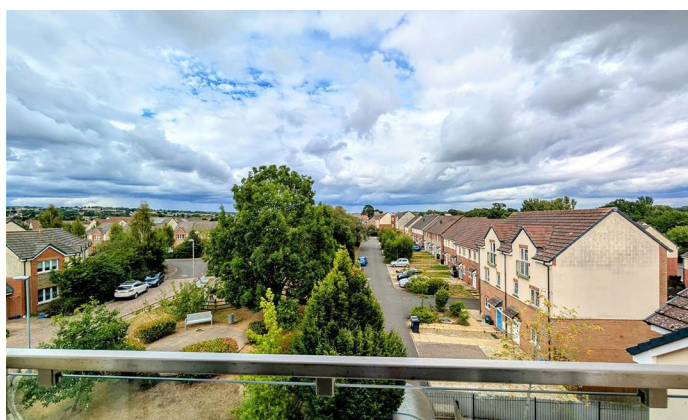
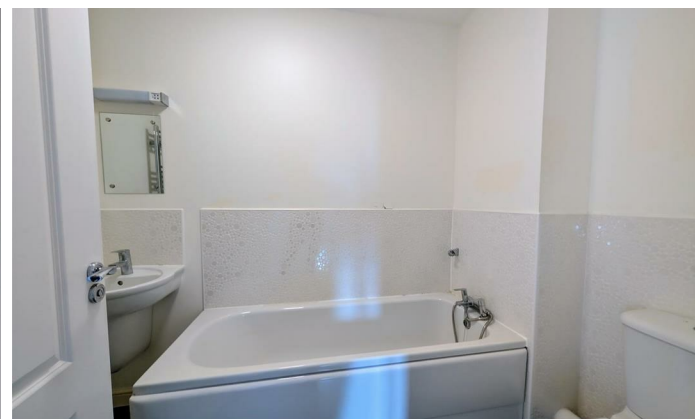
Offers Over £130,000

This IMMACULATELY PRESENTED TWO-BEDROOM THIRD FLOOR FLAT is situated within a HIGHLY DESIRABLE DEVELOPMENT and is offered with NO ONWARD CHAIN. The property features TWO WELL-PROPORTIONED BEDROOMS, including a SPACIOUS MASTER SUITE with a MODERN EN-SUITE BATHROOM. A BRIGHT AND INVITING LOUNGE with JULIET BALCONY and a WELL EQUIPPED KITCHEN.

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, bank, 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.



Property is accessed via fire door into:

ENTRANCE HALLWAY

Radiator, power points, large cupboard space with hanging space.

LOUNGE

12'06 x 9'10 (3.81m x 3.00m)

Side aspect double glazed upvc window, front aspect patio doors with juliet balcony, power points, radiator, tv point.

KITCHEN

11'06 x 9'06 (3.51m x 2.90m)

Front aspect double glazed upvc window, range of wall, drawer and base mounted units, stainless steel one and half bowl drainer unit with tap over, built in dishwasher, built in four gas ring hob, extractor fan, fridge/freezer, built in oven, space for washing machine, cupboard housing a Glow-worm boiler, radiator, power points.

BEDROOM ONE

10'09 x 11'06 (3.28m x 3.51m)

Front aspect double glazed upvc window, radiator, power points, tv point, built in wardrobes with hanging and shelving options, door leading into:

EN-SUITE

7'07 x 4'11 (2.31m x 1.50m)

Walk in shower with electric Mira shower over, close coupled w.c, sink with tap over, extractor fan, radiator, light with shaver point.

BEDROOM TWO

11'06 x 8'06 (3.51m x 2.59m)

Side aspect double glazed upvc window, radiator, tv point.

BATHROOM

8'11 x 5'01 (2.72m x 1.55m)

Panelled bath with bath taps over with a shower attachment above, heated towel rail, sink with tap over, light with shaving point, extractor fan, couple coupled w.c.

AGENTS NOTE

There is approximately 111 years remaining of the lease.

Ground Rent: £250 per year

Buildings insurance: Approx. £225 per year

Maintenance Charges:

£1599.70 per year (paid in two halves). This covers all building related expenses.

£366.08 per year (paid in two halves). This covers all other estate expenses.

SERVICES

Mains gas and electricity - both on smart metre. Mains water - on a water metre and mains 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 confirmed.

LOCAL AUTHORITY

Council Tax Band: A

Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.

TENURE

Leasehold.

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 the Coleford office proceed down to the traffic lights turning right on to Old Station Way, continue along heading towards St Briavels, turning left onto Bream Avenue signposted towards Bream and Lydney. Continue to the T junction in Lydney town centre turning right onto High Street, proceed until reaching the roundabout turning left onto the bypass. Proceed over the railway line and straight over the first roundabout, turn left turning at the second roundabout, taking the first right and first right again onto Bledisloe Way following the road around until the property can be found straight ahead.

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.