



Guide price £235,000

TENURE : FREEHOLD

Caesars Close, Lydney, GL15 5NR

Bedrooms : 3

Bathrooms : 1

Reception Rooms : 1

Private Garden

Off-Road Parking

Close To Town

Close To Woodland Walks

No Onward Chain

Ready To View Now

Offered with no onward chain, this excellent home presents a well-planned layout situated in a quiet cul-de-sac location, the property benefits from a private tiered garden and off-road parking. Its location combines a peaceful setting with convenient access to local amenities, making it perfect for those looking to start their new chapter...

Entrance Hallway (2.83 x 0.86m)

Laminate wood-effect flooring, central lighting point, wall-mounted radiator with thermostat, and access to carpeted stairway. Door leading to:

Kitchen (2.85 x 2.44m)

UPVC double-glazed window to front aspect, tiled flooring, roll-top worktops, composite sink with mixer tap, electric oven and four-ring gas hob. A number of base and eye-level cabinets with tiled splashback, space for fridge/freezer, wall-mounted radiator, shelving, boiler, and central lighting.

Lounge (4.38 x 4.43m)

Large UPVC patio doors leading to the garden, carpeted flooring, double-glazed UPVC window to rear aspect with wall-mounted radiator below. Skirting boards, PowerPoint, TV point, and two pendant lights. Storage cupboard with ample under-stair storage.

W.C. (1.83 x 0.97m)

Obscured UPVC window to front aspect, tiled flooring, low-level push-button WC, corner sink, wall-mounted radiator, skirting boards, and central pendant light.

Master Bedroom (2.47 x 4.45m)

Carpeted flooring, two double-glazed UPVC windows to front aspect with wall-mounted radiator below. Full-length triple fitted wardrobe with shelf and rail and sliding mirror doors, fitted shelving, skirting boards, PowerPoint, and central pendant lighting.

Bedroom Two (3.00 x 2.03m)

Carpeted flooring, UPVC double-glazed window to rear aspect with wall-mounted radiator below, skirting boards, PowerPoint, and central pendant lighting.

Bedroom Three (2.03 x 2.32m)

Carpeted flooring, double-glazed UPVC window to rear aspect with wall-mounted radiator below, skirting boards, PowerPoint, and central pendant lighting.

Family Bathroom (1.67 x 2.39m)

Wood-effect vinyl flooring with three-piece suite comprising bath with electric shower and shower attachment over, glass trifold screen, low-level WC, and pedestal wash hand basin. Fully tiled, obscured UPVC double-glazed window to side aspect, shaver point, wall-mounted radiator, wall-mounted shelf, and mirror.

Outside

Front: Paved steps lead to the main entrance, lawn area, mature shrubs, and decorative shingle border. Wooden over-doorway porch with tiled roof and exterior light.

Rear: Patio area with steps leading up to a second terrace level with artificial lawn, with separate gently sloped lawn area, shed, and wooden flower borders. Path leading to the rear of the garden giving gated access to private driveway with space for two vehicles and refuse storage.

LOCATION: Caesars Close is a quiet residential street in Lydney, conveniently located just a short walk from the town centre. Lydney itself is a charming market town on the edge of the Forest of Dean, with a mix of local shops, cafes, and amenities, as well as easy access to riverside walks along the Severn and the surrounding countryside. The area benefits from good road and rail links, making it easy to travel to wider areas such as Bristol and Gloucester.

Aroha Properties

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

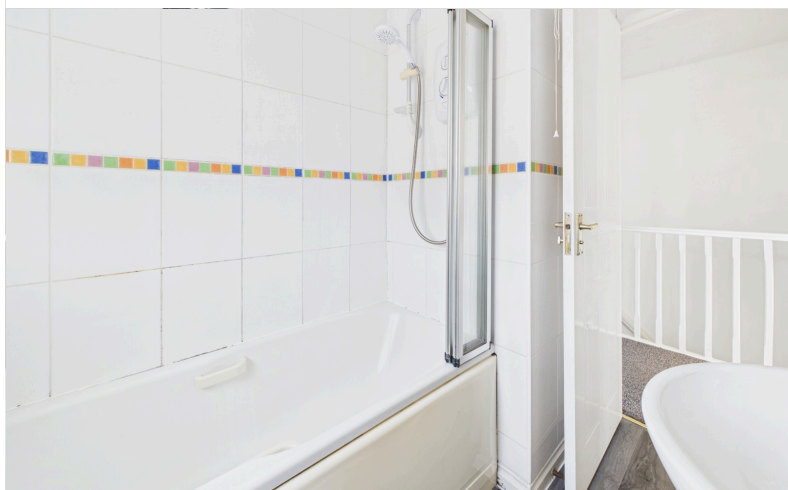
sales@arohaproperties.co.uk | 01594368200

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











Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		88
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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