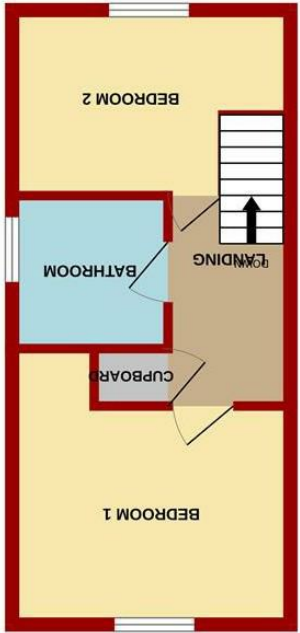
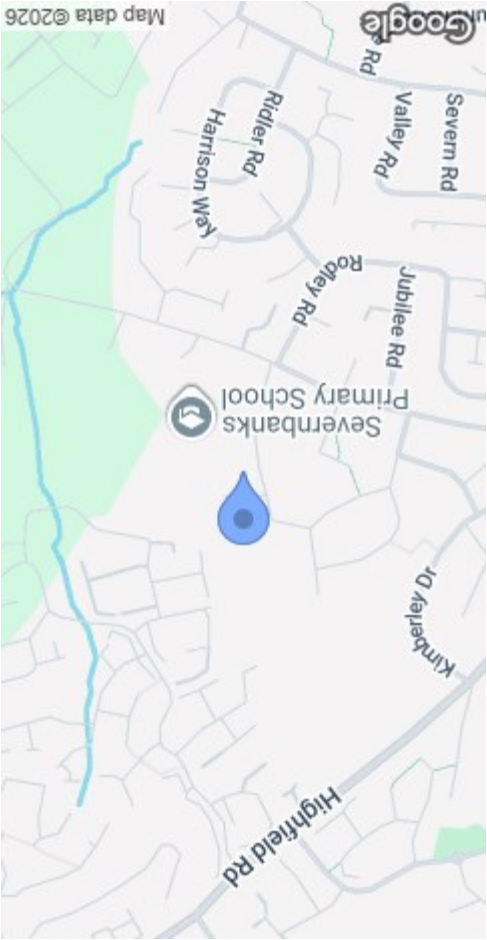


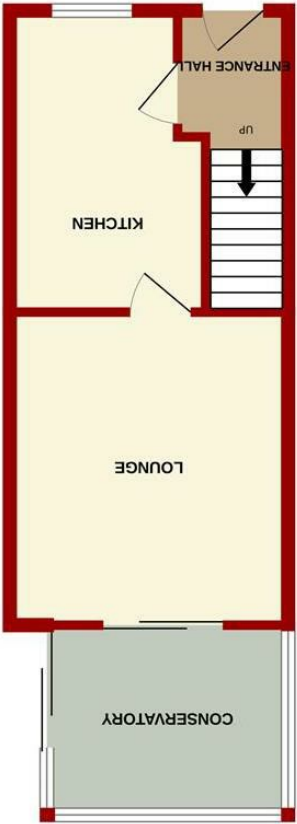
MISREPRESENTATION DISCLAIMER
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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	
Current	Future
73	
81	
A	
B	
C	
D	
E	
F	
G	
Very energy efficient - low running costs	
Very energy inefficient - high running costs	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Future
A	
B	
C	
D	
E	
F	
G	
Very energy efficient - low CO ₂ emissions	
Very energy inefficient - high CO ₂ emissions	
EU Directive 2002/91/EC	



1ST FLOOR



GROUND FLOOR



£210,000

A WELL-PRESENTED TWO-BEDROOM HOME offering NO ONWARD CHAIN, OFF-ROAD PARKING FOR UP TO THREE VEHICLES, an ENCLOSED AND PRIVATE REAR GARDEN and a CONSERVATORY, situated in a convenient residential location.

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

5'11 x 5'07 (1.80m x 1.70m)

Accessed via a partially glazed frosted uPVC door. Featuring wood-effect flooring, radiator, power points, telephone point and stairs rising to the first-floor landing. Doorway leading through to the kitchen.

KITCHEN

12'05 x 8'01 (3.78m x 2.46m)

Fitted with a range of base, wall and drawer-mounted units with rolled-edge worktops. Stainless steel single bowl sink with mixer tap. Cooker, dishwasher, washing machine and fridge/freezer included. Wall-mounted Worcester combi boiler, refitted approximately June 2025. Power and appliance points, part-tiled walls, understairs storage cupboard and front-facing double-glazed uPVC window.

LOUNGE

12'11 x 11'06 (3.94m x 3.51m)

A comfortable reception room with radiator, power points, television point and coving. Rear-facing sliding double-glazed uPVC doors leading into the conservatory.

CONSERVATORY

9'11 x 7'10 (3.02m x 2.39m)

With tiled flooring, wall-mounted radiator, ceiling fan, side and rear-facing double-glazed uPVC windows and sliding uPVC doors opening onto the rear garden.

FIRST FLOOR LANDING

With power points, access to loft space and a built-in storage cupboard. The loft benefits from a pull-down ladder and is boarded.

BEDROOM ONE

11'07 x 9'00 (3.53m x 2.74m)

A double bedroom featuring radiator, power points, fitted wardrobes and drawers and rear-facing double-glazed uPVC window.

BEDROOM TWO

11'07 x 7'08 (3.53m x 2.34m)

With radiator, power points, fitted bedroom furniture and front-facing double-glazed uPVC window.

BATHROOM

6'09 x 5'03 (2.06m x 1.60m)

Fitted with a white suite comprising panelled bath with electric shower over, low-level WC and pedestal wash hand basin. Heated towel rail, part-tiled walls and side-facing double-glazed uPVC frosted window.

OUTSIDE

To the front and side of the property is a driveway providing off-road parking for two to three vehicles. Gated side access leads to the rear garden.

The rear garden is fully enclosed and landscaped to create multiple seating areas, including a decked area, patio and steps leading to a lower, low-maintenance section with flower beds. The garden is very private and backs onto mature trees. There is a large wooden garden shed with power and a greenhouse.

SERVICES

Mains water, gas, electricity and drainage connected.

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: 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 the Coleford office turn right at the traffic lights onto Old Station way, continue along heading towards St Briavels turning left signposted to Bream and Lydney. Proceed along into the town of Lydney. Upon reaching the town centre turn right into Hams Road and then left into Naas Lane. Take the third left into Bracken Drive the first right into Bracken Close and then into Meadow Bank. Follow the road down and the property can be found on the left hand side.

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.

