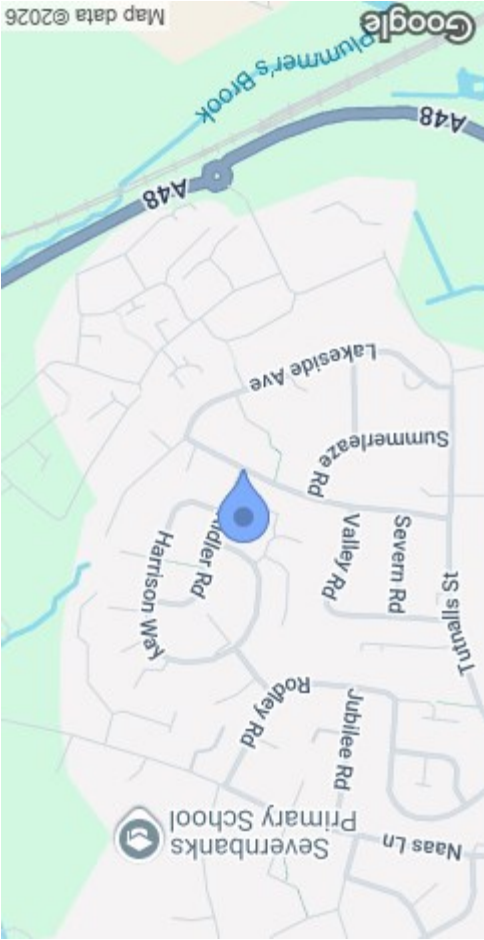


MISREPRESENTATION DISCLAIMER
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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	7.4
Target	7.9
Energy Efficiency Rating Legend	
Very energy efficient - low running costs	
A	93-100
B	81-92
C	69-80
D	55-68
E	39-54
F	23-38
G	1-22
Very energy inefficient - high running costs	
England & Wales 2008/9 EPC	
Environmental Impact (CO ₂) Rating	
Current	40
Target	37
Environmental Impact (CO ₂) Rating Legend	
Very low environmental impact - lower CO ₂ emissions	
A	10-20
B	21-30
C	31-40
D	41-50
E	51-60
F	61-70
G	71-80
High environmental impact - higher CO ₂ emissions	
England & Wales 2008/9 EPC	



£195,000

A WELL-PRESENTED TWO DOUBLE BEDROOM HOME offering OFF-ROAD PARKING FOR TWO VEHICLES, CONSERVATORY, and an ENCLOSED REAR GARDEN, situated within a QUIET RESIDENTIAL CUL-DE-SAC close to Lydney town centre and local amenities.

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

9'00 x 4'01 (2.74m x 1.24m)

Accessed via a partially double-glazed frosted uPVC door. Featuring radiator, power points, television point, dado rail and hanging space for coats. Archway leading through to the kitchen.

KITCHEN

9'00 x 7'01 (2.74m x 2.16m)

Fitted with a range of base, wall and drawer-mounted units with rolled-edge worktops. Stainless steel single bowl sink with drainer and mixer tap, integrated oven with four-ring electric hob and extractor fan. Space and plumbing for washing machine and space for fridge/freezer. Part-tiled walls, wall-mounted Vaillant gas-fired boiler (installed 2019) and front-facing double-glazed uPVC window.

LOUNGE

15'01 x 12'01 (4.60m x 3.68m)

A comfortable reception room featuring radiator, power points, television points and dado rail. Stairs rising to the first floor, side-facing double-glazed uPVC window and rear-facing double-glazed uPVC doors opening into the conservatory.

CONSERVATORY

9'01 x 9'00 (2.77m x 2.74m)

With tiled flooring, power points, side-facing double-glazed uPVC windows and rear-facing double-glazed uPVC sliding doors opening onto the garden.

FIRST FLOOR LANDING

With power point, sliding concertina doors to the airing cupboard housing an electric heater, and access to loft space via pull-down ladder.

BEDROOM ONE

12'01 x 9'01 (3.68m x 2.77m)

A double bedroom with radiator, power points and front-facing double-glazed uPVC window.

BEDROOM TWO

12'01 x 7'00 (3.68m x 2.13m)

Featuring radiator, power points, inset ceiling spotlights and rear-facing double-glazed uPVC window.

BATHROOM

8'00 x 4'01 (2.44m x 1.24m)

Fitted with a grey-coloured suite comprising panelled bath with mains-fed shower over, pedestal wash hand basin and low-level WC. Radiator, tiled walls and side-facing double-glazed uPVC frosted window.

OUTSIDE

To the front of the property is a block-paved driveway providing off-road parking for two vehicles. Gated side access via wrought iron gate leads to the rear garden.

The rear garden is enclosed by fencing and predominantly laid to lawn with a patio seating area and metal garden shed.

SERVICES

Mains water, electricity, gas 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 Lydney town centre, proceed along Newerne Street and turn right onto Hams Road. Continue uphill onto Tutnalls Street before turning left into Orchard Road. Follow the road straight ahead onto Mount Pleasant and take the left-hand turning into Mount Pleasant Close. The property will be found on the left-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)

AWAITING VENDOR APPROVAL

These details are yet to be approved by the vendor. Please contact the office for verified details.