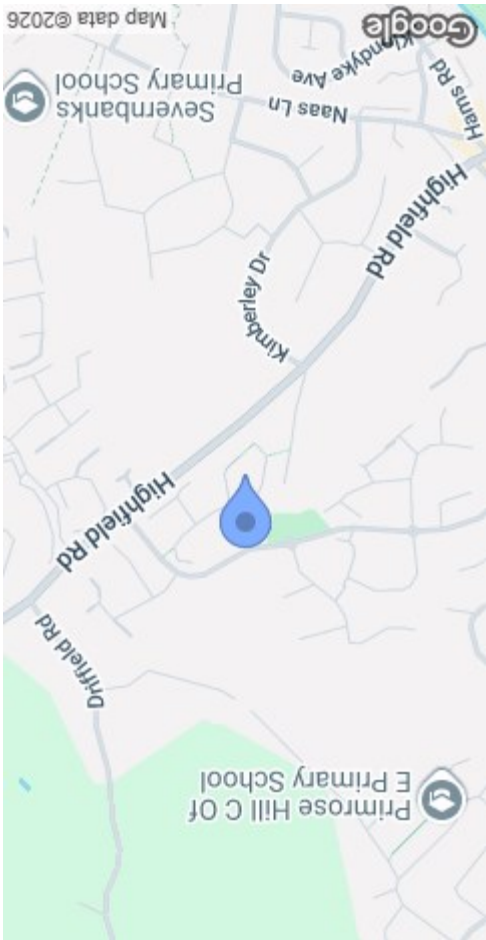


**Energy Efficiency Rating**

| Energy Efficiency Label | Energy Efficiency Rating |
|-------------------------|--------------------------|
| A                       | 90                       |
| B                       | 85                       |
| C                       | 80                       |
| D                       | 75                       |
| E                       | 70                       |
| F                       | 65                       |
| G                       | 60                       |

**Environmental Impact (CO<sub>2</sub>) Rating**

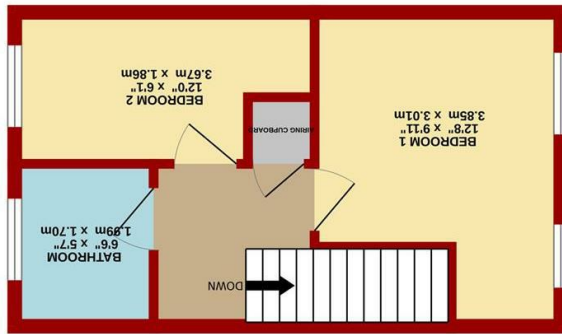
| Environmental Label | Environmental Impact (CO <sub>2</sub> ) Rating |
|---------------------|------------------------------------------------|
| A                   | 90                                             |
| B                   | 85                                             |
| C                   | 80                                             |
| D                   | 75                                             |
| E                   | 70                                             |
| F                   | 65                                             |
| G                   | 60                                             |



TOTAL FLOOR AREA: 559 sq.ft. (51.9 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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GROUND FLOOR  
279 sq.ft. (25.9 sq.m.) approx.



1ST FLOOR  
280 sq.ft. (26.0 sq.m.) approx.



**STEVE GOOCH**  
ESTATE AGENTS | EST 1985

# Offers Over £165,000

A WELL PROPORTIONED TWO-BEDROOM HOME, SPACIOUS KITCHEN/DINER, ENCLOSED REAR GARDEN, TWO ALLOCATED PARKING SPACES, POPULAR RESIDENTIAL LOCATION.

Situated in a popular residential location overlooking a communal green, this well-presented two-bedroom home offers bright and spacious accommodation throughout. Benefiting from a fitted kitchen/diner, enclosed tiered rear garden, useful external storage, and two allocated parking spaces, the property is ideally suited to first-time buyers, investors, or those looking to downsize.

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 HALL

Accessed via a wooden entrance door with adjacent obscure-glazed window. The hallway provides access to the first-floor accommodation and lounge, with radiator and power points.

## LOUNGE

13'08 x 12'08

A bright and spacious reception room featuring a double-glazed uPVC window to the front elevation overlooking the communal green and front garden. Benefiting from coving to the ceiling, radiator, power points, and potential for useful understairs storage, this room offers ample space for lounge furnishings.

## KITCHEN/DINER

12'07 x 8'03 (3.66m'2.13m x 2.44m'0.91m)

Fitted with a range of wall, base and drawer units with complementary work surfaces. Features include an inset sink and drainer with separate hot and cold taps, integrated oven, four-ring gas hob with extractor hood above, space for a fridge/freezer, and plumbing for a washing machine. The room is finished with tile-effect vinyl flooring and partially tiled walls with decorative splashbacks. A double-glazed uPVC window overlooks the rear garden, while a wall-mounted gas-fired boiler, serviced annually, is housed within the room. There is space for a dining table and chairs, with a wooden obscure-glazed door providing access to the rear garden.

## FIRST FLOOR LANDING

Providing access to both bedrooms and the bathroom. The landing benefits from power points, loft access, and a useful airing cupboard housing the hot water tank, offering additional storage space.

## BEDROOM ONE

12'02 x 9'11 (3.66m'0.61m x 2.74m'3.35m)

A spacious double bedroom featuring attractive arched double-glazed uPVC windows to the front elevation, overlooking the communal green and front garden. Offering ample space for a double bed and accompanying furniture, the room also benefits from a radiator and power points.

## BEDROOM TWO

12'01 x 6'01 (3.66m'0.30m x 1.83m'0.30m)

A well-proportioned double bedroom with double-glazed uPVC window overlooking the rear garden. The room benefits from a radiator, power points, and space for additional bedroom furniture.

## BATHROOM

6'03 x 5'06 (1.83m'0.91m x 1.52m'1.83m)

Comprising a walk-in shower enclosure with electric shower, pedestal wash hand basin, and WC. Finished with partially tiled walls, decorative splashback tiling, tile-effect vinyl flooring, inset spotlights, extractor fan, radiator, and an obscure double-glazed uPVC window.

## OUTSIDE

### FRONT GARDEN

To the front of the property is a lawned garden overlooking the communal green. There is also a useful external storage cupboard.

### REAR GARDEN

The enclosed rear garden is arranged over several tiers and enjoys a sunny aspect. Designed for ease of maintenance while retaining attractive outdoor space, the garden incorporates patio and lawned areas across different levels, making it ideal for relaxing, entertaining, or gardening. The garden is enclosed by fencing and benefits from a rear gate providing access to the parking area.

## PARKING

The property benefits from two allocated parking spaces located to the rear, conveniently accessed via the rear garden gate and walkway.

## SERVICES

Mains gas, 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 confirmed

## 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 village of Lydney turning left into Newerne Street continuing through town and up Highfield Road taking a left onto Centurion Rd, take the next left in to Claudius Way, and then the next left in to Nodens Way, and then the first right in to Caesars Close where the property can be found on the 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)