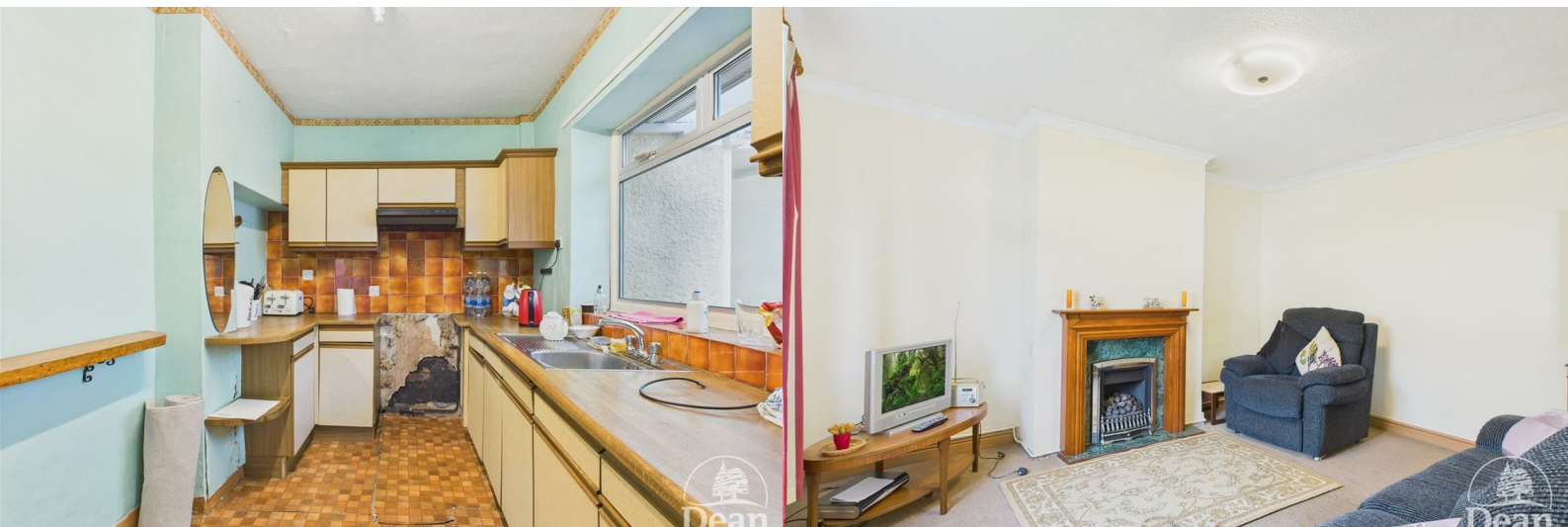




10 Forest Road

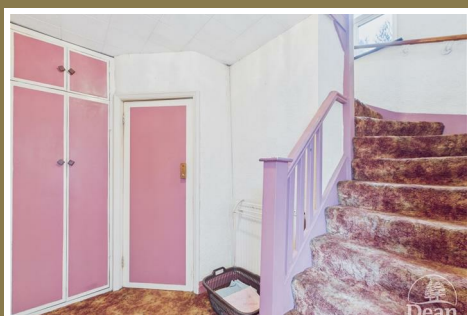
Lydney, GL15 5LB

£215,000



VIRTUAL TOUR AVAILABLE This property offers masses of potential for either a first-time buyer or someone looking for a project! The Property comprises of two substantial double bedrooms and a fitted shower room perfect for a small family.

This property is situated in a convenient location within walking distance to Lydney town. The town centre of Lydney gives easy access to local shops and supermarkets, doctors surgery's, public houses and restaurants, leisure centre with swimming pool, gym etc, train station and local bus routes, church's & chapels, primary schools & senior school. Easy access to Chepstow, Bristol, Gloucester, M5 & M4. Being situated in the Forest of Dean, Gloucestershire, there are many woodland walks, woodland cycle tracks, river walks & lovely countryside and much more.



Approached via UPVC double glazed door:

Entrance Lobby:

8'5 x 5'11 (2.57m x 1.80m)

Spacious hallway with floor to ceiling storage cupboard, single panelled radiator and fuse board.

Kitchen:

14'2 x 7'4 (4.32m x 2.24m)

Fitted with a range of base and eye level units, single bowl sink unit, gas cooker point, radiator, door to walk-in pantry, access to conservatory.

Pantry:

2'10 x 3'11 (0.86m x 1.19m)

Shelved throughout, window to rear aspect.

Lounge/Diner:

20'9 x 13'5 (6.32m x 4.09m)

Two large UPVC double glazed window to front aspect, feature gas fireplace, double panelled radiator.

Conservatory:

13'9 x 8'10 (4.19m x 2.69m)

UPVC double glazed windows, power and lighting. Utility work space with plumbing for washing machine. UPVC double glazed patio doors to rear garden.

Downstairs W/C:

2'5 x 4'3 (0.74m x 1.30m)

W/C and power.

First Floor Landing:

9'9 x 3'6 (2.97m x 1.07m)

UPVC double glazed window to rear aspect, airing cupboard housing boiler.

Bedroom One:

11'0 x 13'6 (3.35m x 4.11m)

Spacious double bedroom with alcove space for wardrobes, UPVC double glazed window to front aspect, single panelled radiator. For buyers

information the furniture in this property will be included in the purchase.

Shower Room:
6'2 x 7'1 (1.88m x 2.16m)

Fitted three-piece suite, corner walk-in shower, W/C, wash hand basin, shelved storage cupboard, frosted UPVC double glazed window to rear aspect and single panelled radiator.

Bedroom Two:
9'7 x 13'8 (2.92m x 4.17m)
UPVC double glazed window to front aspect, single panelled radiator and loft hatch.

Outside:
Recently landscaped rear garden with side access to the front of the property where there is potential to create off road parking for two cars.



Consumer Notes: Dean Estate Agents Ltd have prepared the information within this website/brochure with care and co-operation from the seller. It is intended to be indicative rather than definitive, without a guarantee of accuracy. Before you act upon any information provided, we request that you satisfy yourself about the completeness, accuracy, reliability, suitability or availability with respect to the website or the information, products, services, or related graphics contained on the website for any purpose. These details do not constitute any part of any Offer, Contract or Tenancy Agreement.

Photographs used for advertising purposes may not necessarily be the most recent photographs, although every effort is made to update photographs at the earliest opportunity. Any reliance you place on such information is therefore strictly at your own risk. All photographic images are under the ownership of Dean Estate Agents Ltd and therefore Dean Estate Agents retain the copyright. You must obtain permission from the owner of the images to reproduce them.

Tenanted Property – we are not always able to show the most recent condition of a property due to tenants' privacy and we may choose to show the photographs of the property when it was last vacant to at least allow clients some idea of the internal condition. Therefore, we would of course, urge you to view before making any decisions to purchase or rent the property and before any costs.

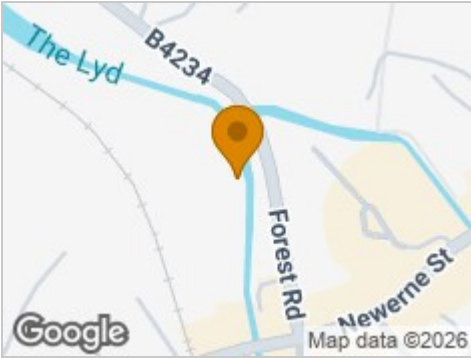
Energy Performance Certificates are supplied to us via a third party and we do not accept responsibility for the content within such reports.

PRC Certificates – Some ex-local authority properties have been repaired in recent years using the PRC Scheme wherein a certificate has been produced by a qualified property engineer. This certificate does not imply the suitability for a mortgage approval and you must satisfy yourself of the work carried out that may meet your lenders criteria.

As with leasehold property or new build development sites, you are likely to be responsible for a contribution to management charges and/or ground rent or a contribution to the development service charge. Please enquire at the time of viewing.

You may also incur fees for items such as leasehold packs and, in addition, you will also need to check the remaining length of any lease before you complete a mortgage application form. Please ask a member of our team for any help required before committing to purchase a property and incurring expense.

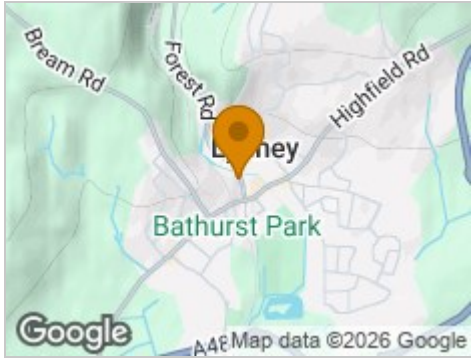
Road Map



Hybrid Map



Terrain Map



Floor Plan

Floor 0

- Living/Dining Room: 20'9" x 13'5" (6.33 x 4.09 m)
- Kitchen: 14'2" x 7'4" (4.33 x 2.24 m)
- Conservatory: 13'9" x 8'10" (4.20 x 2.70 m)
- Hallway: 8'5" x 5'11" (2.57 x 1.82 m)
- WC: 2'5" x 4'3" (0.75 x 1.32 m)
- Pantry: 2'10" x 3'11" (0.88 x 1.22 m)

Floor 1

- Bedroom One: 11'0" x 13'6" (3.36 x 4.13 m)
- Bedroom Two: 9'7" x 13'8" (2.93 x 4.18 m)
- Shower Room: 6'2" x 7'1" (1.90 x 2.17 m)
- Landing: 9'9" x 3'6" (2.99 x 1.07 m)

Approximate total area⁽¹⁾

957 ft²
88.9 m²

(1) Excluding balconies and terraces

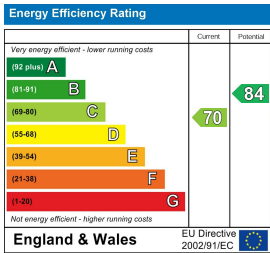
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Viewing

Please contact our Lydney Office on 01594 368202 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.