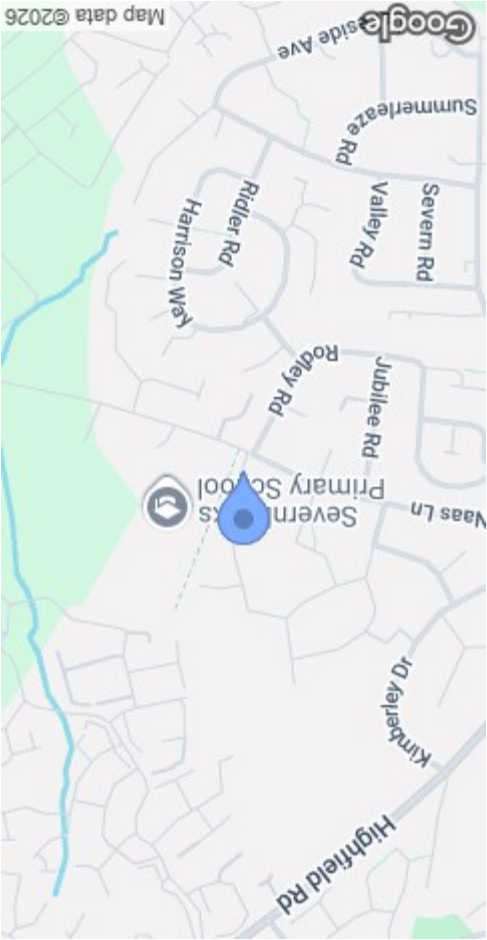


MISREPRESENTATION DISCLAIMER
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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.

England & Wales		
EU Directive 2002/91/EC		
Energy Rating	Current	Target
A (93-100 kWh/m ² per year)	85	84
B (81-92 kWh/m ² per year)		
C (69-80 kWh/m ² per year)		
D (55-68 kWh/m ² per year)		
E (45-54 kWh/m ² per year)		
F (35-44 kWh/m ² per year)		
G (21-34 kWh/m ² per year)		

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1 Meadow View
Lydney GL15 5DB

Offers Over £250,000

THREE-BEDROOM SEMI-DETACHED home with OFF-ROAD PARKING for two cars, a spacious KITCHEN/DINER, bright CONSERVATORY, approx. 70FT REAR GARDEN, and SOLAR PANELS.

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.



Property is accessed via a part double glazed frosted composite door into:

ENTRANCE HALLWAY
6'05 x 17'09 (1.96m x 5.41m)
Radiator, power points, door into storage cupboard, side aspect double glazed upvc window, door giving access into:

CLOAKROOM
2'10 x 5'10 (0.86m x 1.78m)
W/c, wall mounted wash hand basin with tiled splashback, radiator, rainwater harvesting system, side aspect double glazed upvc frosted window.

LOUNGE
9'08 x 17'09 (2.95m x 5.41m)
Wood effect flooring, power points, radiator, tv point, front aspect double glazed upvc window.

KITCHEN/ DINER
16'07 x 9'10 (5.05m x 3.00m)
Range of wall, drawer and base mounted units, rolled edge worktops, one and half bowl single drainer stainless steel sink with tap above, five ring gas hob with oven below and cooker hood above, space and plumbing for appliances to include washing machine, dish washer, tumble drier, fridge/freezer, a wall mounted combi boiler, part tiled walls, power points, appliance points, radiator, space for dining table and chairs, rear aspect double glazed upvc window, double glazed upvc double doors leading into:

CONSERVATORY
9'09 x 9'05 (2.97m x 2.87m)
Side and rear aspect double glazed upvc window and double doors out to the garden.

FIRST FLOOR LANDING
Airing cupboard, storage cupboard, power points, access to loft space which has been partly converted which has scope to fully convert this into an additional bedroom if required, door giving access into:

BEDROOM ONE
9'05 x 12'11 (2.87m x 3.94m)
Wood effect flooring, radiator, power points, sliding doors into wardrobes, front aspect double glazed upvc window.

BEDROOM TWO
9'05 x 13'06 (2.87m x 4.11m)
Radiator, power points, built in wardrobes, rear aspect double glazed upvc window.

BEDROOM THREE
8'03 x 9'01 (2.51m x 2.77m)
Radiator, power points, built in wardrobes, rear aspect double glazed upvc window.

BATHROOM
7'00 x 6'01 (2.13m x 1.85m)
Walk in shower with rainfall shower overhead, w/c, pedestal wash hand basin with tiled splashback, heated towel rail, front aspect double glazed upvc frosted window.

OUTSIDE
To the front of the property there is a driveway with off-road parking for two cars, additional visitor parking area found opposite, gated access to the side with a paved path leading to the rear garden.

REAR GARDEN
Two patio seating areas split over two levels, seating area with large wooden shed, steps leading up to a generous lawn area, all enclosed by fencing, mature shrubs, bushes and tree.

AGENTS NOTES
This property has solar panels which are owned by the property. Income is £250-£300 per annum.

SERVICES
Mains Gas, Water, Drainage, Electricity and Solar Panels.

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: C
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 Coleford town centre, turn right at the traffic lights signposted Lydney. Continue along going straight over at the next set of traffic lights. Continue along this road until you reach the turning signposted Bream. Continue along Bream Avenue and into Bream and keep heading towards signposted Lydney onto Bream Road. Once you arrive into Lydney town, take a left onto Hill Street and continue towards Newerne Street. Turn right onto Hams Road and then immediately left onto Naas Lane. Continue along until you reach the turning for Meadow View. Turn into Meadow View and the property can 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)