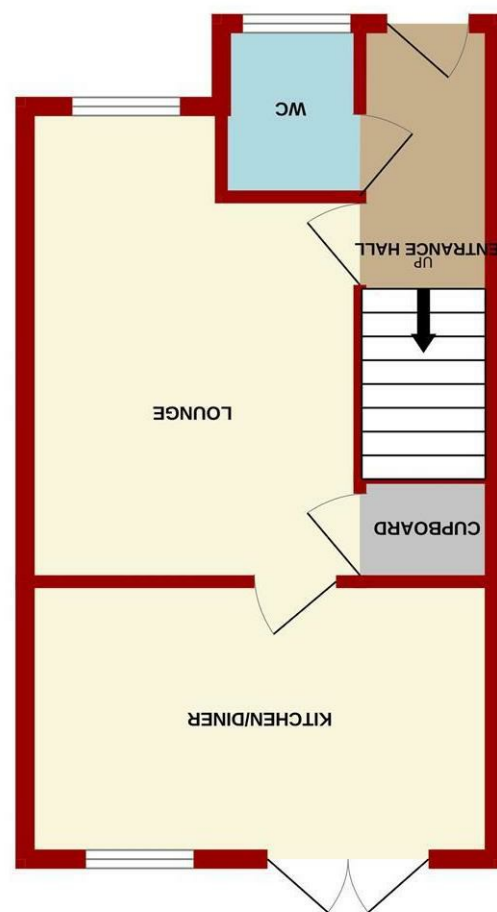
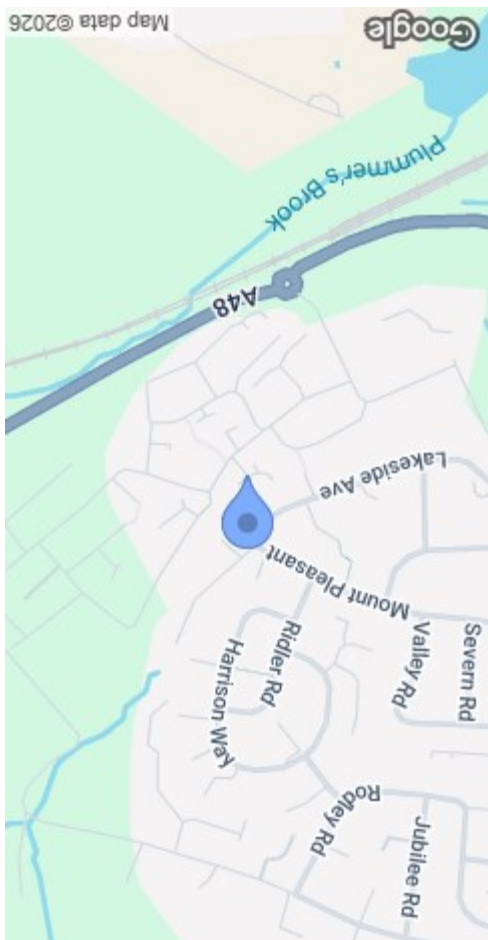




MISREPRESENTATION DISCLAIMER
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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	Environmental Impact (CO ₂) Rating
 A: 92-100 B: 81-91 C: 69-80 D: 55-68 E: 39-54 F: 21-38 G: 1-20	 A: 10-35 B: 36-47 C: 48-55 D: 56-63 E: 64-71 F: 72-83 G: 84-100



4 Woodpecker Close
 Lydney GL15 5FY

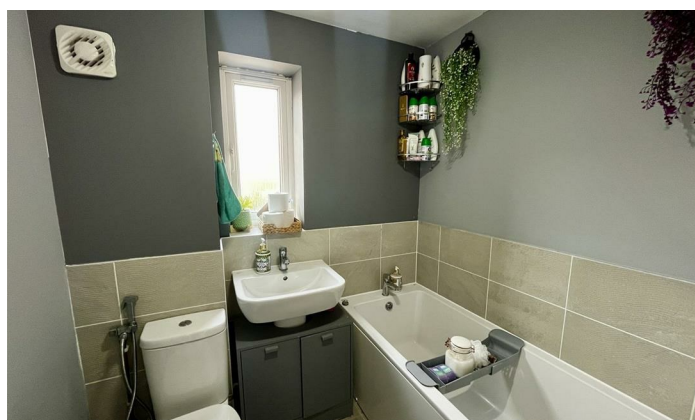
£195,000

A STYLISH TWO-BEDROOM SEMI-DETACHED HOME situated within a SOUGHT-AFTER NEW BUILD DEVELOPMENT and a walk away from Lydney Town Centre. The property features SOLAR PANELS owned by the property, a SPACIOUS LOUNGE, and a GENEROUS GARDEN. Additionally, the master bedroom boasts a COMFORTABLE EN-SUITE and completing the property with OFF ROAD PARKING.

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 part double glazed upvc door, radiator, power points, stairs to the first floor landing, door to:

CLOAKROOM

4'07 x 3'00 (1.40m x 0.91m)

Close coupled w.c., radiator, sink with tap over, fuse box, front aspect upvc double glazed frosted window.

LOUNGE

14'08 x 10'07 (4.47m x 3.23m)

Radiator, power points, television point, understairs cupboard, front aspect upvc double glazed window, door to:

KITCHEN

13'11 x 8'06 (4.24m x 2.59m)

A range of base, drawer and wall mounted units, built in oven and hob, tiled splashback and extractor fan, one and a half bowl drainer sink unit, Ideal combination boiler, space for dishwasher, space for washing machine, space for fridge/freezer, patio doors giving access to the rear garden.

FROM THE ENTRANCE HALL, STAIRS LEAD TO THE FIRST FLOOR:

LANDING

Power points, airing cupboard, access to loft space, door to:

BEDROOM ONE

10'06 x 9'07 (3.20m x 2.92m)

Radiator, power points, front aspect upvc double glazed window, door to:

EN-SUITE

6'07 x 5'03 (2.01m x 1.60m)

Close coupled w.c., sink with tap over, walk in shower with mains shower over, extractor fan, front aspect upvc double glazed frosted window.

BEDROOM TWO

14'00 x 7'00 (4.27m x 2.13m)

Radiator, power points, rear aspect upvc double glazed window.

BATHROOM

7'02 x 6'04 (2.18m x 1.93m)

Panelled bath with taps over, sink with tap over, close coupled W.C., radiator, extractor fan.

OUTSIDE

At the front of the property you have off-road parking for one car. The rear garden is mostly laid to lawn with a small patio at the top.

SERVICES

Mains water, electricity, gas and drainage.

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 proceed down to the traffic lights turning right on to Old Station Way, continue along heading towards St Briavels, turning left onto Bream Avenue signposted towards Bream and Lydney. Continue to the T junction in Lydney town centre turning right onto High Street, proceed until reaching the roundabout turning left onto the bypass. Proceed over the railway line and straight over the first roundabout, turn left turning at the second roundabout, taking the first right, follow along here until 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)

AWAITING VENDOR APPROVAL

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

