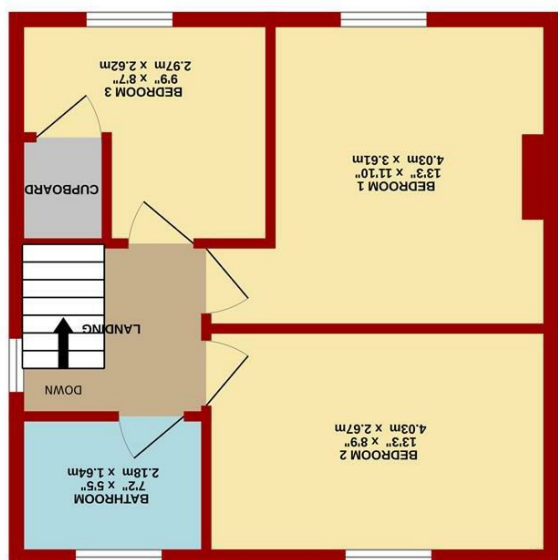
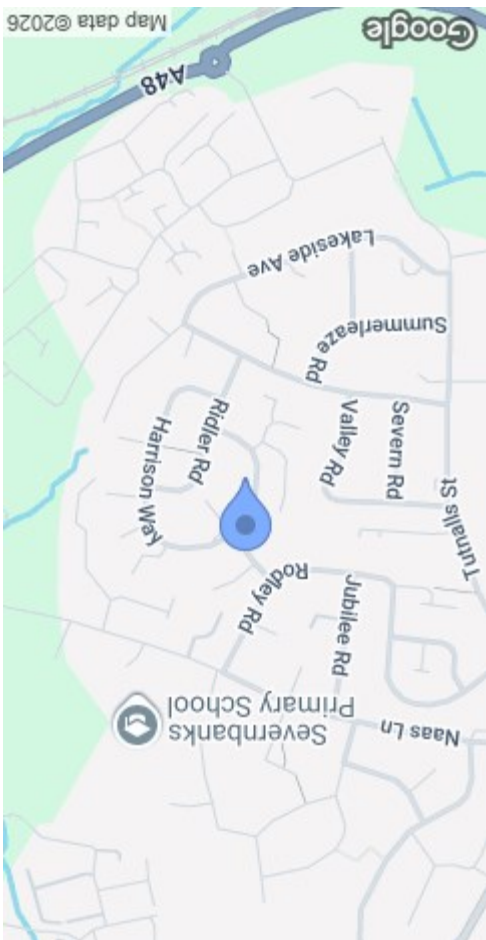




MISREPRESENTATION DISCLAIMER  
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be 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 <sub>2</sub> ) Rating
 A: 93-100 kWh/m <sup>2</sup> (low energy) 100% B: 81-92 kWh/m <sup>2</sup> 92% C: 69-80 kWh/m <sup>2</sup> 80% D: 55-68 kWh/m <sup>2</sup> 68% E: 45-54 kWh/m <sup>2</sup> 54% F: 35-44 kWh/m <sup>2</sup> 44% G: 1-34 kWh/m <sup>2</sup> 34%	 A: 100-149 g/kWh (low) 100% B: 150-199 g/kWh 92% C: 200-249 g/kWh 80% D: 250-299 g/kWh 68% E: 300-349 g/kWh 54% F: 350-399 g/kWh 44% G: 400-449 g/kWh 34%



TOTAL FLOOR AREA: 844 sq. ft. (78.4 sq.m.) approx.  
 Measurements are approximate. Not to scale. Illustrative purposes only.  
 Made with Metropix ©2026



14 Harrison Way  
 Lydney GL15 5BN

**£225,000**

A WELL PRESENTED THREE BEDROOM SEMI DETACHED HOME situated in a POPULAR RESIDENTIAL LOCATION within LYDNEY, offering WELL PROPORTIONED ACCOMMODATION and a SOUTH EASTERLY FACING REAR GARDEN. The property benefits from a SPACIOUS LOUNGE / DINER, MODERN KITCHEN with recently fitted boiler, and a USEFUL WORKSHOP WITH OUTSIDE WC, alongside SOLAR PANELS. Ideal for FIRST TIME BUYERS or FAMILIES, the property also offers a 100ft REAR GARDEN.

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

11'10 x 6'09 (3.61m x 2.06m)

Accessed via a composite front door, with wood effect flooring, radiator, power points, telephone point, under stairs storage cupboard and stairs leading to the first floor. Doors to:

#### LOUNGE

13'07 x 11'10 (4.14m x 3.61m)

A well proportioned reception room with front aspect double glazed UPVC window, radiator, power points, television point and electric fireplace. Archway opening through to:

#### DINING ROOM

9'00 x 8'09 (2.74m x 2.67m)

With radiator, power points and rear aspect double glazed UPVC window.

#### KITCHEN

11'03 x 8'09 (3.43m x 2.67m)

Fitted with a range of base, wall and drawer mounted units with rolled edge worktops and tiled splashbacks. Space for cooker, fridge freezer and plumbing for washing machine. Recently fitted wall mounted Glow Worm combination boiler (January 2026). Radiator, power points, rear aspect double glazed UPVC window and door leading out to the garden.

#### FIRST FLOOR LANDING

With side aspect double glazed UPVC window, power points and doors leading to all bedrooms and bathroom.

#### BEDROOM ONE

13'03 x 11'10 (4.04m x 3.61m)

A spacious double bedroom with front aspect double glazed UPVC window, radiator and power points.

#### BEDROOM TWO

13'03 x 8'09 (4.04m x 2.67m)

A double bedroom with built-in wardrobes, radiator, power points and rear aspect double glazed UPVC window.

#### BEDROOM THREE

9'09 x 8'07 (2.97m x 2.62m)

A well proportioned bedroom with built-in storage cupboard, radiator, power points and front aspect double glazed UPVC window.

#### BATHROOM

7'02 x 5'05 (2.18m x 1.65m)

Comprising panelled bath with electric shower over and tiled surround, low level WC and pedestal wash hand basin. Heated towel rail and rear aspect obscured double glazed UPVC window.

#### OUTSIDE

To the front of the property there is a lawned garden with mature shrubs and a pathway leading to the front door and providing side access to the rear. The 100ft rear garden is a particular feature, being well enclosed and enjoying a SOUTH EASTERLY ASPECT, arranged over several sections to include a paved patio seating area, gravelled seating space and raised decking - ideal for outdoor entertaining. The remainder of the garden is mainly laid to lawn with mature trees, shrubs and borders, offering a pleasant and private outdoor space.

A useful workshop / store (11'05" x 7'00") with power and lighting is located within the garden, with an adjoining outside WC (6'01" x 2'08").

#### AGENTS NOTE

The property is of non-standard (Unity) construction. Buyers are advised that mortgage lending may be limited and should make their own enquiries.

#### 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: A  
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 High Street, continue along onto Newerne Street and then turn right onto Hamms Road and then immediately left onto Naas Lane. Continue along this road and then turn right onto Rodley Road. Take a left turning onto Harrison Way and then take a right at the junction. The property can be found on your 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.