



4 Bayliss Close
Lydney GL15 5FW



STEVE GOOCH
ESTATE AGENTS | EST 1985

£235,000

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

4'8" x 3'6" (1.42m x 1.07m)

With wood-effect flooring, radiator, power points and doors leading to the cloakroom and lounge.

CLOAKROOM

5'1" x 2'1" (1.55m x 0.64m)

Fitted with a pedestal wash hand basin with tiled splashback, WC, radiator and front-aspect double-glazed frosted UPVC window.

LOUNGE

17'5" x 14'9" (5.31m x 4.50m)

A generous reception room with radiator, power points, television point, stairs rising to the first floor and front-aspect double-glazed UPVC window.

KITCHEN/DINER

14'9" x 9'1" (4.50m x 2.77m)

Fitted with a range of base, wall and drawer-mounted units with rolled-edge worktops over, incorporating a one-and-a-half bowl stainless steel sink and drainer with mixer tap. Integrated appliances include an oven with four-ring gas hob, stainless steel splashback and extractor hood over. There is space and plumbing for a washing machine and dishwasher, together with space for a fridge/freezer. Additional features include an understairs storage cupboard, radiator, power points, wood-effect flooring and a rear-aspect double-glazed UPVC window. Double doors provide access to the rear garden.

FIRST FLOOR LANDING

With radiator, power points and access to the loft space.

BEDROOM ONE

12'4" x 8'2" (3.76m x 2.49m)

With radiator, power points and front-aspect double-glazed UPVC window. Door leading to:

EN-SUITE

8'1" x 3'10" (2.46m x 1.17m)

Fitted with a walk-in shower enclosure with mains-fed shower, pedestal wash hand basin and WC. Further features include radiator, part-tiled walls, inset spotlights and side-aspect double-glazed UPVC window.

BEDROOM TWO

10'1" x 6'1" (3.07m x 1.85m)

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

BEDROOM THREE

8'7" x 6'4" (2.62m x 1.93m)

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

BEDROOM FOUR

8'05" x 5'07" (2.57m x 1.70m)

With radiator, power points and rear-aspect double-glazed UPVC window. (Converted from family bathroom. Plumbing is still in place so could be converted back in to a three-bedroom, two bathroom home.)

OUTSIDE

To the front of the property is a small lawned garden area with a paved pathway leading to the front entrance. The property also benefits from a driveway providing off road parking for two cars. To the rear is an enclosed garden, predominantly laid to lawn and enclosed by timber fencing, with a paved patio area adjoining the kitchen/diner, providing an ideal space for outdoor seating and entertaining.

SERVICES

Mains - Water, Electricity, Drainage and Gas heating.

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 are to be confirmed.

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

Upon entering Lydney opposite Tesco petrol station turn left towards the town centre, continue through Lydney and head up Highfield Hill until reaching the traffic lights. At the traffic lights turn right onto the Redrow development, onto Rodley Manor Way, proceed up the road and take the third left on to Barnett Way, then turn right on to Duncan Drive and left in to Bayliss Close where the property can be found on your left hand side.

PROPERTY SURVEYS

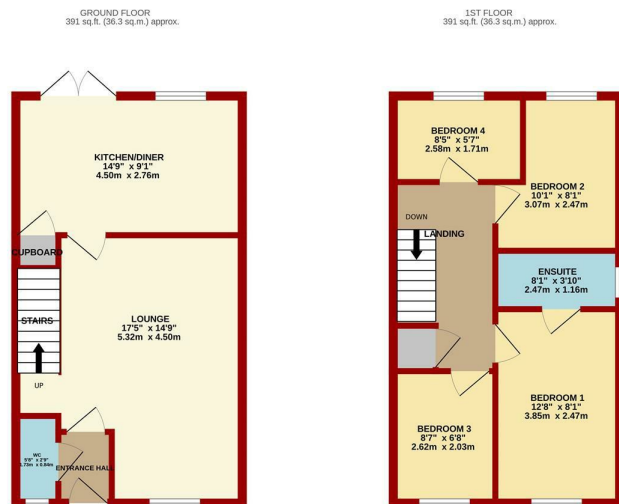
PROPERTY SURVEYS

Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys)

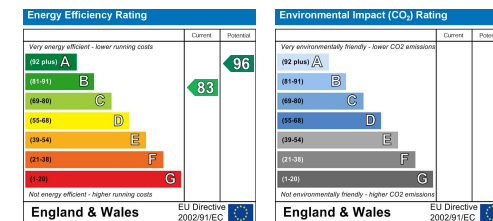
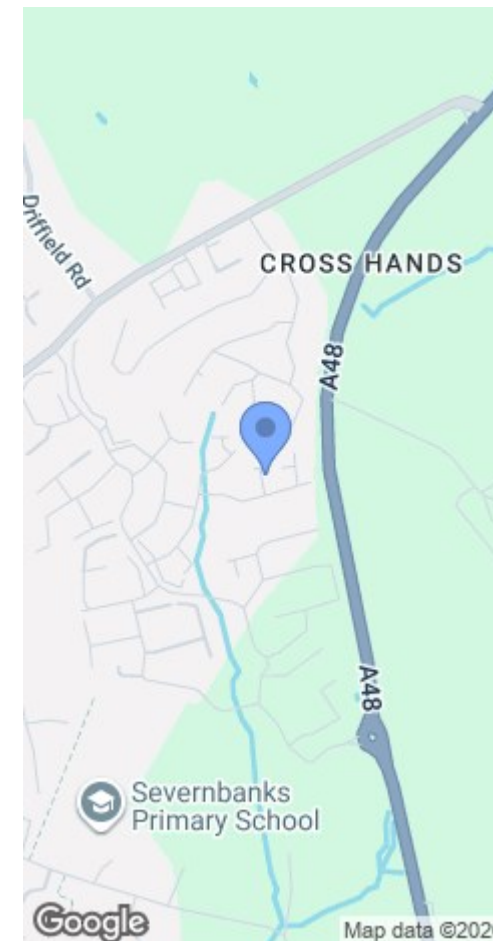
AWAITING VENDOR APPROVAL

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





TOTAL FLOOR AREA: 782 sq.ft. (72.6 sq.m.) approx.
Measurements are approximate. Not to scale. Excludes porches only.
Made with Metaphor (2025)



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.



1 High Street, Coleford, Gloucestershire. GL16 8HA | (01594) 835566 | coleford@stevegooch.co.uk | www.stevegooch.co.uk

Residential Sales | Residential Lettings | Auctions | Surveys