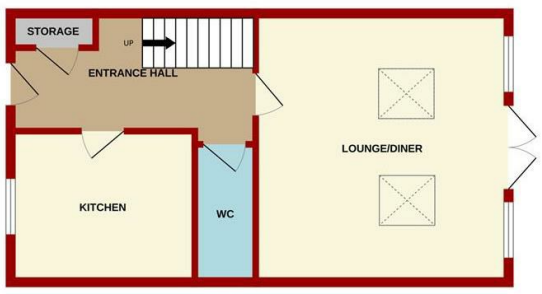
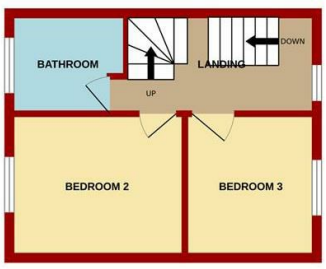
33 Par Four Lane
Lydney GL15 5GB

STEVE GOOCH
ESTATE AGENTS | EST 1985

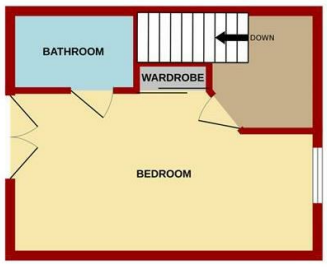
GROUND FLOOR
468 sq.ft. (43.5 sq.m.) approx.



1ST FLOOR
263 sq.ft. (24.5 sq.m.) approx.



2ND FLOOR
263 sq.ft. (24.5 sq.m.) approx.



TOTAL FLOOR AREA : 995 sq.ft. (92.4 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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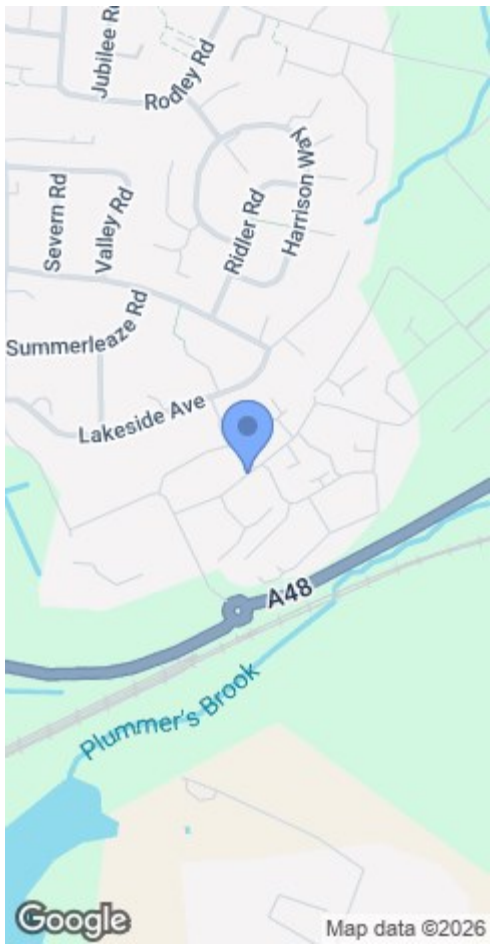

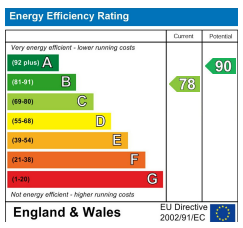

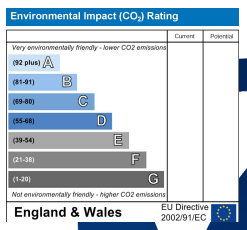

MISREPRESENTATION DISCLAIMER
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased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

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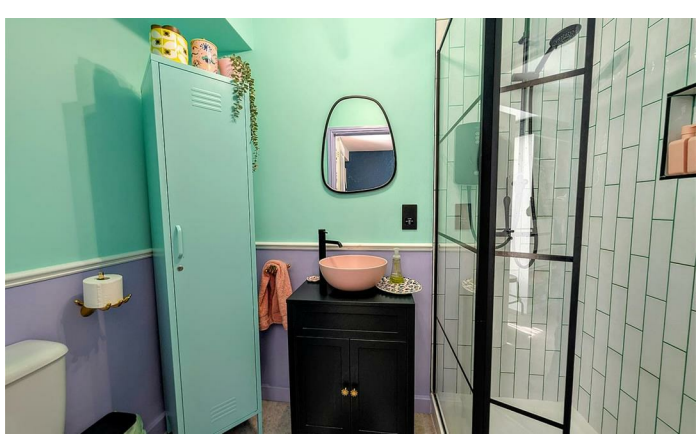
£245,000

THREE-STOREY THREE-BEDROOM TOWNHOUSE in a FANTASTIC LOCATION. Featuring a MODERN KITCHEN with INTEGRATED APPLIANCES, BRIGHT LOUNGE/DINER with GARDEN VIEWS, and EASY-TO-MAINTAIN GARDENS. THREE SPACIOUS BEDROOMS, with a MASTER SUITE on the top floor featuring an UPGRADED EN-SUITE and FITTED WARDROBES. Benefits from a STYLISH NEW BATHROOM, DOWNSTAIRS CLOAKROOM, GENEROUS STORAGE, and a PRIVATE DRIVEWAY.

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 composite door into:

ENTRANCE HALLWAY
4'07" x 15'03" (1.40m x 4.65m)
Stairs to first floor landing, power point, large storage cupboard with hanging space, door giving access into:

CLOAKROOM
8'02 x 3'07 (2.49m x 1.09m)
Low level W.C, wash hand basin with mixer tap with tiled splashback, radiator and extractor fan.

KITCHEN
8'11" x 10'11" (2.72m x 3.33m)
Front aspect UPVC double glazed window, a range of wall, drawer and base mounted units, wood effect worktops, integrated fridge/freezer, oven, and grill. Four-ring gas hob with a chimney-style extractor above and glass splashback, space for washing machine, space for dishwasher, one and a half bowl stainless steel sink and drainer with mixer tap, power points, radiator, extractor fan, recently installed wall mounted Worcester gas boiler.

LOUNGE/ DINER
15'11" x 14'11" (4.85m x 4.55m)
Rear aspect UPVC double glazed patio doors giving access out to the garden, two rear aspect UPVC double glazed windows, two large loft windows, carpeted throughout, power points and radiator.

FIRST FLOOR LANDING
Rear aspect UPVC double glazed window with far-reaching views, stairs leading up to second floor landing, power point, door giving access into:

BEDROOM TWO
8'06" x 10'09" (2.59m x 3.28m)
Front aspect UPVC double glazed window, radiator, power points.

From the landing, door giving access into:

BEDROOM THREE
8'07" x 7'09" (2.62m x 2.36m)
Rear aspect UPVC double glazed window with far reaching views, radiator, power points.

From the landing, door giving access into:

BATHROOM
Front aspect UPVC double-glazed frosted window, low level W.C, 'P' shaped panelled bath with matt black glazed shower screen, black shower attachment and rainfall shower overhead, vanity wash hand basin unit with mixer taps above, radiator and extractor fan.

From the fist floor landing, stairs giving access up to second floor landing.

SECOND FLOOR LANDING
Rear aspect UPVC double glazed window, radiator, power points, door giving access into:

MASTER BEDROOM
11'00 x 18'03 (3.35m x 5.56m)
Front aspect UPVC double glazed patio doors to the Juliet- style balcony, rear aspect UPVC double glazed window with far reaching countryside views, wardrobe space with hanging and shelving options, radiator, power points, hatch giving access in to boarded loft, door giving access into:

EN-SUITE
4'03 x 7'06 (1.30m x 2.29m)
Low level W.C, vanity wash hand basin unit with mixer tap over, walk in shower unit with Triton electric shower and rainfall shower overhead and niche shower shelf which is enclosed by tiling and glass shower screen, heated towel rail, shaving point, extractor fan.

OUTSIDE
To the front of the property there is a driveway for one vehicle, a pathway leading to the front door, laid to lawn area with borders of shrubs.

REAR GARDEN
The large low maintenance garden, slabbed patio area, slate areas, apple and pear tree, shrubs and flower boarders, rear gate access.

SERVICES
Mains Gas, Water, Drainage and Electricity.

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 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 continue for a short distance where the property can be found.

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.