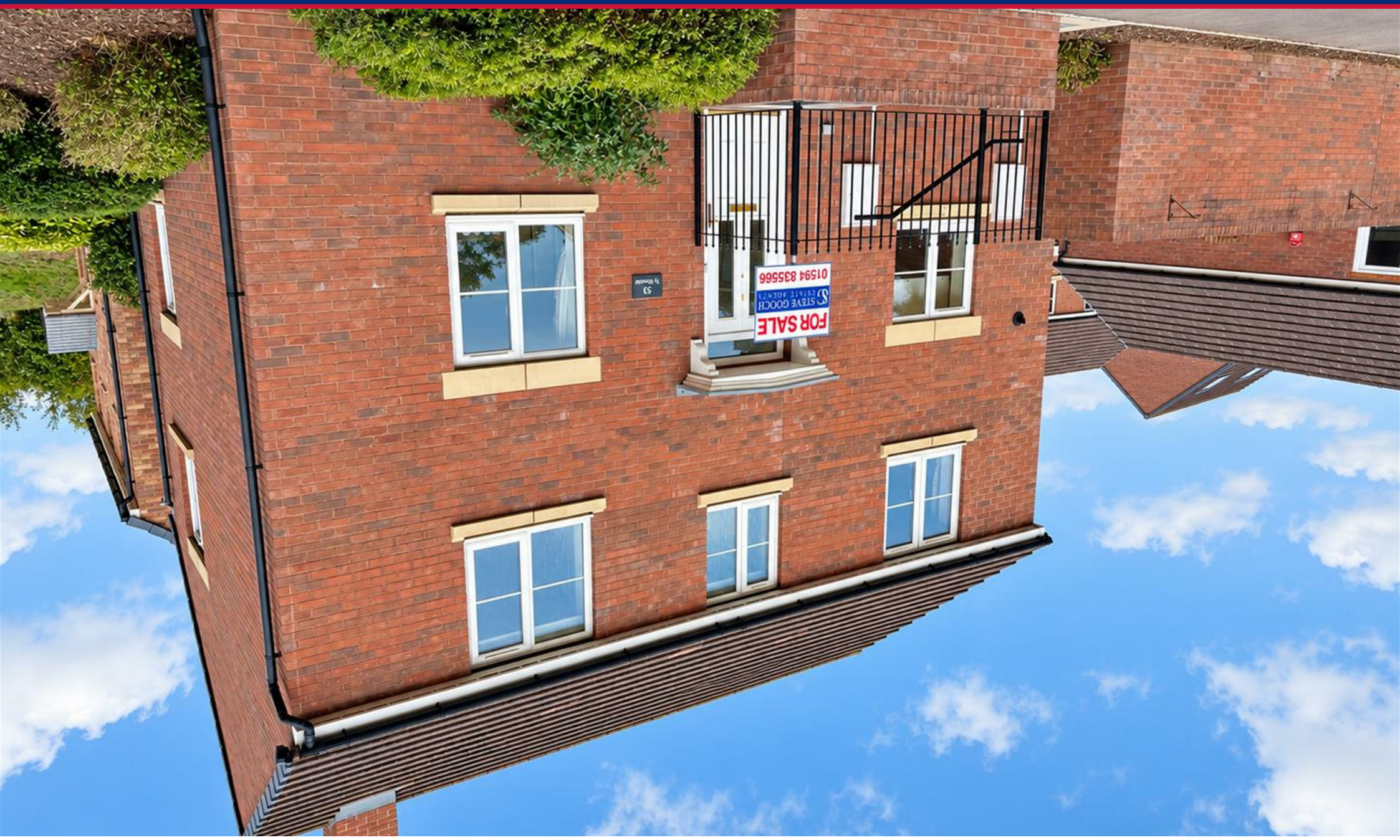
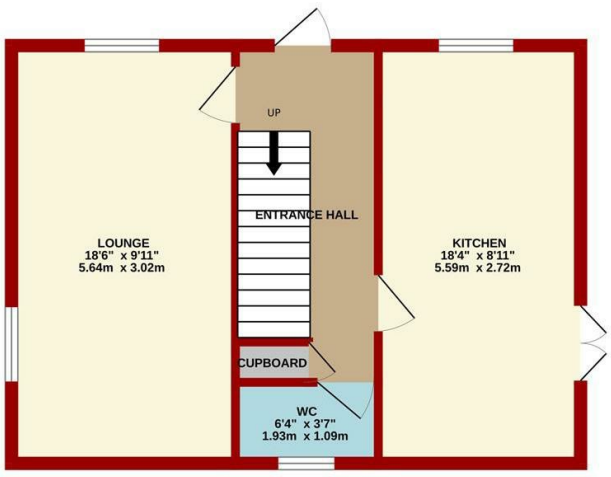
53 Meadow Rise
Lydney GL15 5FJ

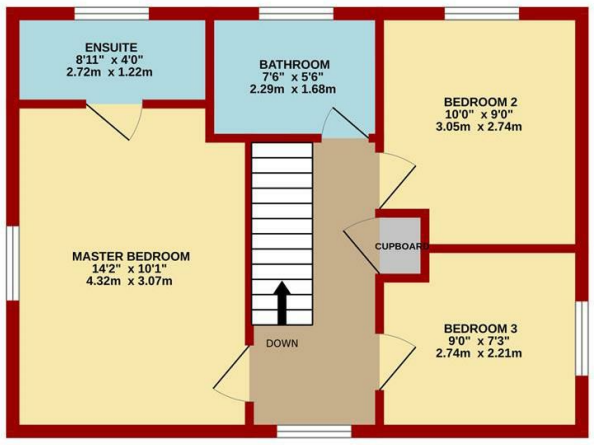
STEVE GOOCH
ESTATE AGENTS | EST 1985



GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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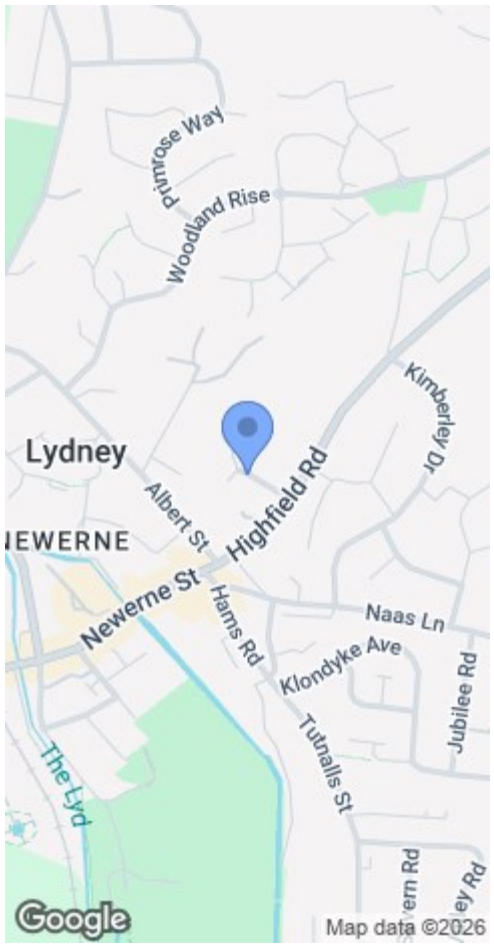

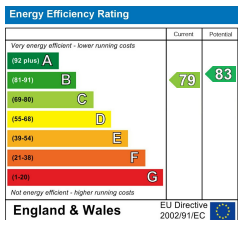

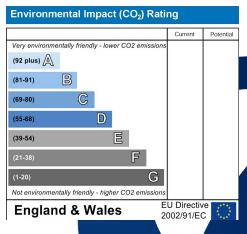

MISREPRESENTATION DISCLAIMER
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased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

£295,000

A WELL-PRESENTED THREE-BEDROOM HOME LOCATED IN A SOUGHT-AFTER RESIDENTIAL AREA, FEATURING A SPACIOUS KITCHEN/DINER, EN-SUITE TO THE MASTER BEDROOM, ENCLOSED REAR GARDEN, GARAGE AND 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 HALLWAY
Entrance via a uPVC double-glazed door into the hallway. Fitted with oak-effect laminate flooring, radiator and providing access to all ground floor accommodation. Useful understairs storage cupboard.

KITCHEN/DINER
18'4 x 8'11 (5.59m x 2.72m)
Fitted with a range of base units, drawers and wall-mounted cupboards. Incorporating an oven with gas hob over and tiled splashbacks. Stainless steel one-and-a-half bowl sink with drainer. Space and plumbing for washing machine, space for dishwasher and fridge freezer. Wall-mounted gas-fired boiler. uPVC double-glazed window to the front and uPVC double-glazed French doors leading to the rear garden. Ample space for dining table and additional furniture.

LOUNGE
18'6 x 9'11 (5.64m x 3.02m)
A bright and spacious reception room with radiator, TV point and multiple power points. uPVC double-glazed windows to the side aspect, offering pleasant views and allowing for plenty of natural light. Ample space for seating arrangements.

CLOAKROOM
6'4 x 3'7 (1.93m x 1.09m)
Fitted with a low-level WC and pedestal wash hand basin. uPVC double-glazed window to the rear aspect.

BEDROOM 1
14'2 x 10'1 (4.32m x 3.07m)
A well-proportioned double bedroom with radiator, power points and uPVC double-glazed window to the side aspect. Space for wardrobes.

EN-SUITE
8'11 x 4'0 (2.72m x 1.22m)
Comprising WC, pedestal wash hand basin and tiled shower enclosure. uPVC double-glazed window to the front aspect

BEDROOM 2
10'0 x 9'0 (3.05m x 2.74m)
Double bedroom with radiator, power points and uPVC double-glazed window to the front aspect.

BEDROOM 3
9'0 x 7'3 (2.74m x 2.21m)
A good-sized third bedroom with radiator, power points, and uPVC double-glazed window overlooking the rear garden.

FAMILY BATHROOM
7'6 x 5'6 (2.29m x 1.68m)
Fitted with a panelled bath with shower over, pedestal wash hand basin and WC. Radiator and uPVC double-glazed window to the front aspect.

GARAGE
17'6 x 8'6 (5.33m x 2.59m)
Accessed via an up-and-over door, providing useful storage or workshop space.

OUTSIDE
To the front, steps lead up to the entrance with planted borders to the side.
To the rear, there is an enclosed garden mainly laid to lawn with a pathway leading to the garage and allocated parking area. The property benefits from off-road parking and access to the garage.

SERVICES

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: D
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 town centre proceed out of Lydney towards Blakeney, as you go up the hill turn left onto Meadow Rise, follow the road around where the property can be found on the right hand side.

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