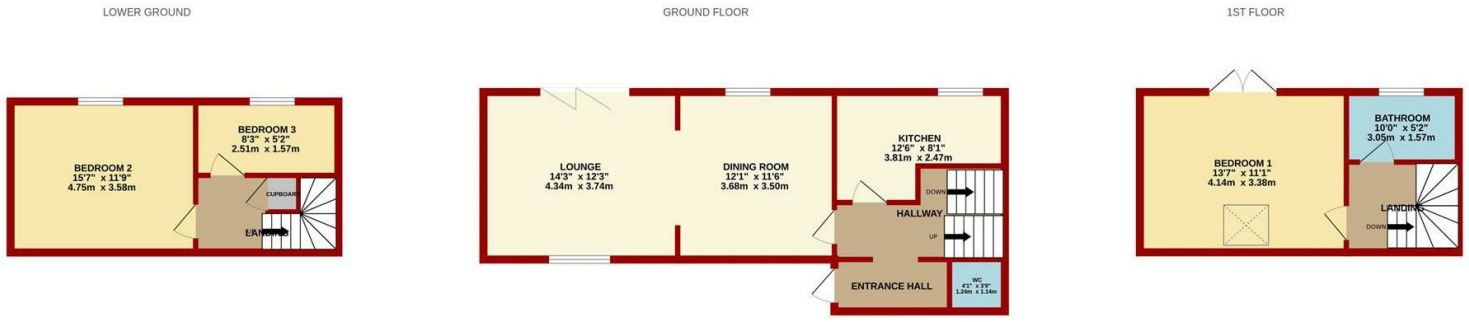
# Malt House Blacksmith Way
Lydney GL15 5TY

STEVE GOOCH
ESTATE AGENTS | EST 1985




TOTAL FLOOR AREA : 870sq.ft. (80.8 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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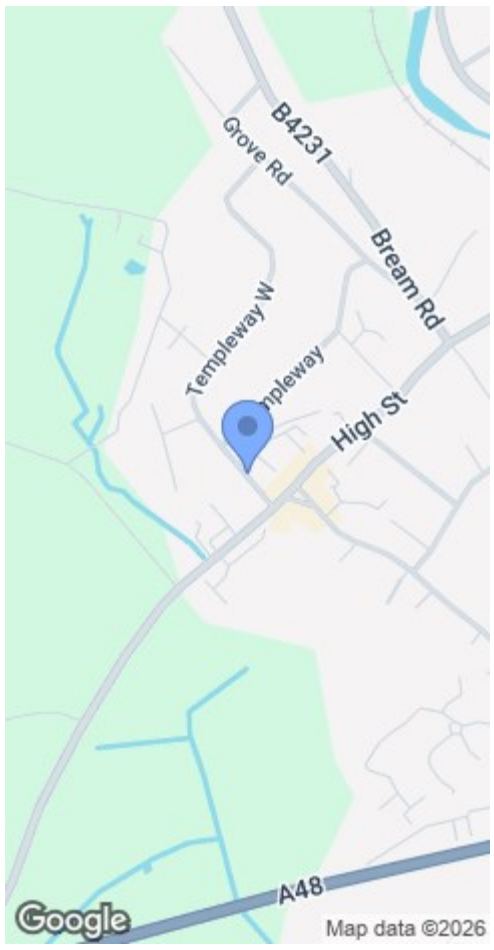


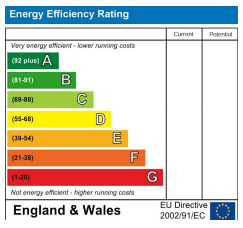


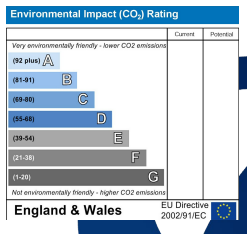


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All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where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

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## Asking Price £325,000

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 HALL
Entered via a double-glazed uPVC entrance door into a bright and welcoming hallway with a double-glazed uPVC window to the side aspect, allowing plenty of natural light. Doors lead to the cloakroom and kitchen.

### CLOAKROOM/WC
4'1 x 3'9 (1.24m x 1.14m)
Fitted with a low-level WC and pedestal wash hand basin.

### KITCHEN
12'6 x 8'1 (3.81m x 2.46m)
The newly fitted kitchen comprises a range of matching base, wall and drawer units with wood-effect work surfaces incorporating a stainless steel sink and drainer. Integrated electric hob with extractor hood over and electric oven beneath. Integrated dishwasher, space for a fridge/freezer, and a double-glazed uPVC window overlooking the rear garden.

### LOUNGE
14'3 x 12'3 (4.34m x 3.73m)
A spacious and bright reception room enjoying a dual-aspect layout, featuring double-glazed uPVC bi-fold doors opening onto the rear garden and a further double-glazed uPVC window. Inset ceiling spotlights complete this versatile living space.

### DINING ROOM
12'1 x 11'6 (3.68m x 3.51m)
A well-defined dining area within the open-plan layout, benefiting from a double-glazed uPVC window to the side aspect and inset ceiling spotlights, providing an ideal space for family dining and entertaining.

### FIRST FLOOR LANDING
A spacious and airy landing with a double-glazed uPVC window to the side aspect, providing access to the principal bedroom and shower room.

### BEDROOM TWO
15'7 x 11'9 (4.75m x 3.58m)
A generous double bedroom with power points and double-glazed uPVC doors opening directly onto the rear garden.

### BEDROOM THREE
8'3 x 5'2 (2.51m x 1.57m)
A well-proportioned bedroom with power points and double-glazed uPVC door and window providing direct access and views to the rear garden.

### LOWER GROUND FLOOR LANDING
Stairs descend to the lower ground floor where there is access to two bedrooms and a useful storage cupboard.

### BEDROOM ONE
13'7 x 11'1 (4.14m x 3.38m)
A bright and spacious principal bedroom featuring a Velux roof window together with a double-glazed uPVC window to the side aspect, creating a light-filled room with ample space for bedroom furniture.

### BATHROOM
10'5 x 5'2 (3.18m x 1.57m)
Modern suite comprising a low-level WC, wash hand basin, and panelled bath with shower over. Stylish composite wall panelling surrounds the suite, providing a contemporary finish. A double-glazed uPVC window provides natural light and ventilation.

### OUTSIDE
To the front of the property is a pathway leading to the entrance, with a side access gate providing access to the rear garden. Off-road parking is located to the side of the property.
The enclosed rear garden is arranged over two levels and is enclosed by timber fencing, offering a private outdoor space ideal for relaxing or entertaining. The garden is directly accessible from the lounge and both lower ground floor bedrooms.

### AGENTS NOTES
The property is currently undergoing renovation, with works expected to be completed during Autumn 2026. These photographs have been digitally enhanced using AI to illustrate the anticipated finished appearance. Final finishes and specifications may vary.

### 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 - TBC

### LOCAL AUTHORITY
Council Tax Band: TBC
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

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