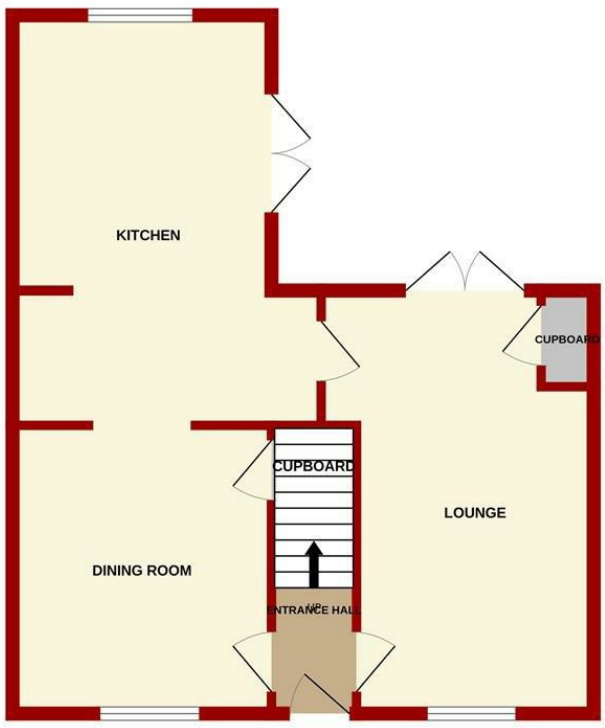
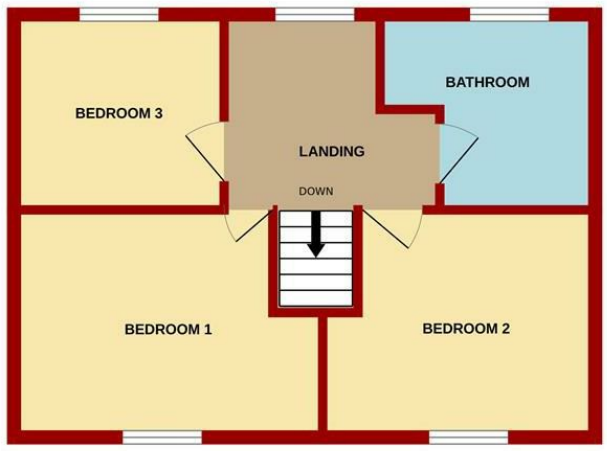
23 Harrison Way
Lydney GL15 5BN

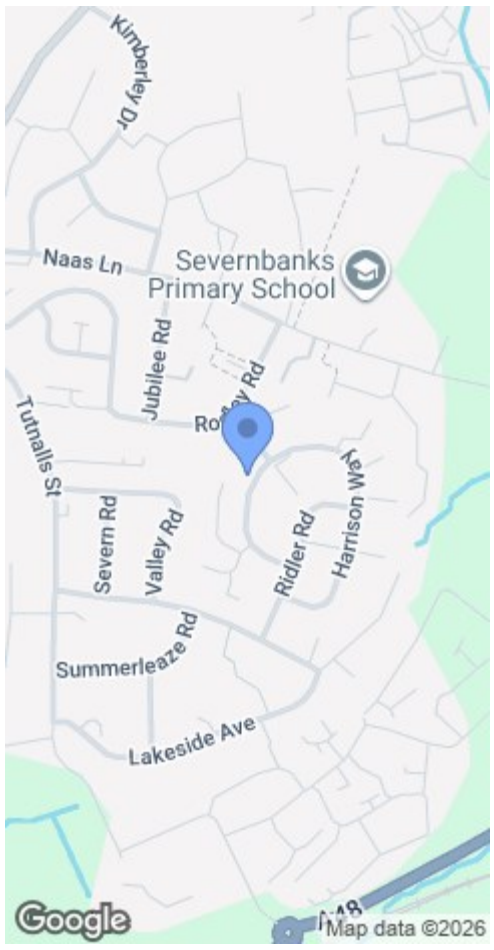
STEVE GOOCH
ESTATE AGENTS | EST 1985

GROUND FLOOR



1ST FLOOR





Measurements are approximate. Not to scale. Illustrative purposes only
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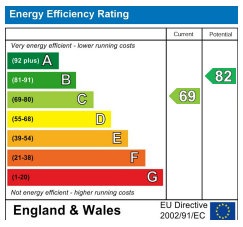
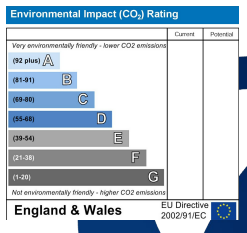




MISREPRESENTATION DISCLAIMER
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased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

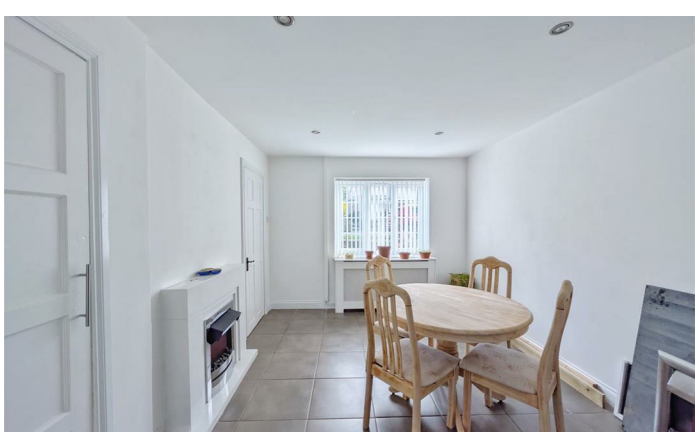
£240,000

A well-presented THREE BEDROOM SEMI-DETACHED FAMILY HOME, offering well-proportioned accommodation including TWO RECEPTION ROOMS, an EXTENDED KITCHEN/DINING SPACE, three bedrooms and a family bathroom. The property also benefits from a GOOD-SIZED ENCLOSED REAR GARDEN, FRONT GARDEN WITH POTENTIAL FOR OFF-ROAD PARKING (SUBJECT TO THE NECESSARY PERMISSIONS), and convenient access to the amenities of Lydney.

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
Accessed via a double glazed uPVC door, the entrance hallway has tiled flooring, radiator and stairs rising to the first floor. Doors lead through to the lounge and dining room.

LOUNGE
17'8" x 9'5" (5.38m x 2.87m)
A spacious reception room featuring a feature fireplace, radiator, power points and television point. Double doors provide access to a useful storage cupboard, while double glazed uPVC double doors open directly onto the rear garden. There is also a front-aspect double glazed uPVC window.

DINING ROOM
12'9" x 10'5" (3.89m x 3.18m)
A second well-proportioned reception room with radiator, power points, feature fireplace and inset ceiling spotlights. There is a useful storage cupboard and front-aspect double glazed uPVC window. An opening leads through to the kitchen.

EXTENDED KITCHEN
11'7" x 17'1" (3.53m x 5.21m)
The extended kitchen provides a generous and versatile space, fitted with a range of base, wall and drawer-mounted units with wood-effect rolled-edge worktops. There is a four-ring gas hob with extractor fan over and integrated oven beneath, together with a one-and-a-half bowl stainless steel sink unit with mixer tap.

There is space for an under-counter fridge and freezer, plumbing and space for a washing machine, radiator and a central island incorporating a breakfast bar. The extended section provides further units, a breakfast bar and coffee station. Inset ceiling spotlights, rear-aspect double glazed uPVC window and double glazed uPVC double doors opening onto the garden complete the space.

FIRST FLOOR LANDING
Stairs rise to the first floor landing, which has a radiator, power point and doors providing access to the airing cupboard, storage cupboard and bedrooms.

BEDROOM ONE
13'3" x 12'0" (4.04m x 3.66m)
A generous double bedroom with radiator, power points, useful storage cupboard over the stairs and front-aspect double glazed uPVC window.

BEDROOM TWO
11'9" x 9'6" (3.58m x 2.90m)
A further double bedroom with radiator, power points and front-aspect double glazed uPVC window.

BEDROOM THREE
8'9" x 7'9" (2.67m x 2.36m)
With radiator, power points and rear-aspect double glazed uPVC window.

BATHROOM
9'8" x 5'5" (2.95m x 1.65m)
Fitted with a white suite comprising panel bath with shower over, pedestal wash hand basin with tiled splashback and low-level WC. There is also a heated towel rail and two rear-aspect double glazed uPVC frosted windows.

OUTSIDE
The property is approached via a pedestrian gate leading to the front garden, which is predominantly laid to lawn. The generous frontage offers POTENTIAL FOR THE CREATION OF A DRIVEWAY PROVIDING OFF-ROAD PARKING, subject to obtaining the necessary permissions.

There is gated side access leading to the enclosed rear garden, which is predominantly laid to lawn and benefits from a seating area immediately outside the lounge, together with a further seating area towards the rear. A garden shed provides useful external storage.

SERVICES
Mains - Water, Electricity, Drainage and Gas

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: B
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 right 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)