

30 The Springs
Lydney GL15 5NF

STEVE GOOCH
ESTATE AGENTS | EST 1985

£190,000

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.

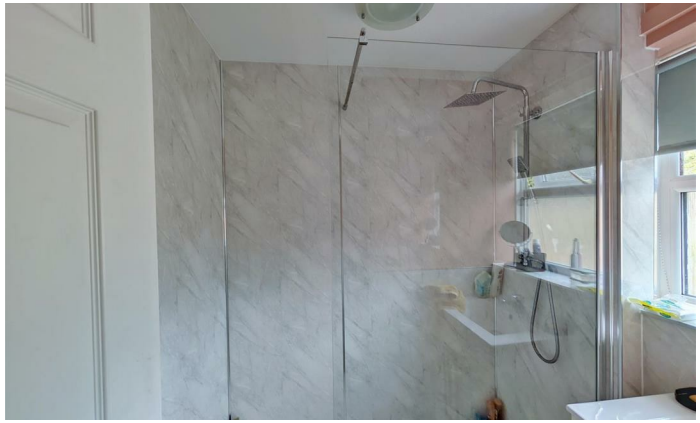
The town has a range of amenities to include shops, post office, banks, two large supermarkets, service station, health centre and sport centre. Lydney is fortunate to have four schools within its bounds Dean Academy (comprehensive secondary school), Lydney C. Of E. Primary School, Primrose Hill County Primary School and Severnbanks Primary School.













ENTRANCE PORCH
6'03" x 3'02 (1.91m x 0.97m)
Accessed via a part-glazed UPVC double glazed door with front and side aspect UPVC double glazed windows, lighting and a further UPVC double glazed door leading into the lounge/diner.

LOUNGE / DINER
19'06" x 12'04 (5.94m x 3.76m)
A bright and spacious reception room with two front aspect UPVC double glazed windows allowing an abundance of natural light. Wood effect flooring, two radiators, television point, power points and doorway leading through to the kitchen.

KITCHEN
9'05 x 10'07 (2.87m x 3.23m)
Fitted with a range of base, wall and drawer mounted units with rolled edge worktops. One and a half bowl stainless steel sink and drainer with mixer tap, integrated electric oven with four-ring electric hob and extractor hood above, space and plumbing for a washing machine, space for a fridge and freezer, part tiled walls, radiator, power points, appliance points and rear aspect UPVC double glazed window.

INNER HALLWAY
9'09 x 9'04 (2.97m x 2.84m)
Large built-in storage cupboard, radiator, telephone point, rear aspect UPVC double glazed door providing access to the garden and staircase rising to the first floor.

FIRST FLOOR LANDING
Rear aspect UPVC double glazed window to the half landing, airing cupboard, additional storage cupboard and access to loft space.

BEDROOM ONE
9'05 x 15'06 (2.87m x 4.72m)
A generous double bedroom with front aspect UPVC double glazed window, radiator and power points.

BEDROOM TWO
9'11 x 12'06 (3.02m x 3.81m)
A further spacious double bedroom with front aspect UPVC double glazed window, radiator and power points.

SHOWER ROOM
5'10" x 5'08 (1.78m x 1.73m)
Recently refitted and comprising a walk-in shower with mains-fed shower, vanity wash hand basin, heated towel radiator and rear aspect UPVC double glazed frosted window.

SEPARATE WC
4'08" x 2'09 (1.42m x 0.84m)
Comprising a low-level WC, wall-mounted wash hand basin with tiled splashback, radiator and rear aspect UPVC double glazed frosted window.

OUTSIDE
To the front of the property is a communal parking area providing convenient off-road parking. The front garden has been attractively landscaped with a gravelled seating area and lawn.
Gated access leads to the enclosed rear garden, which has been designed for ease of maintenance with a paved patio, gravelled seating area and fenced boundaries, providing a pleasant and private space for outdoor dining and relaxing.

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 Water - Rates to be confirmed

LOCAL AUTHORITY
Council Tax Band: B
Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.

TENURE
Freehold

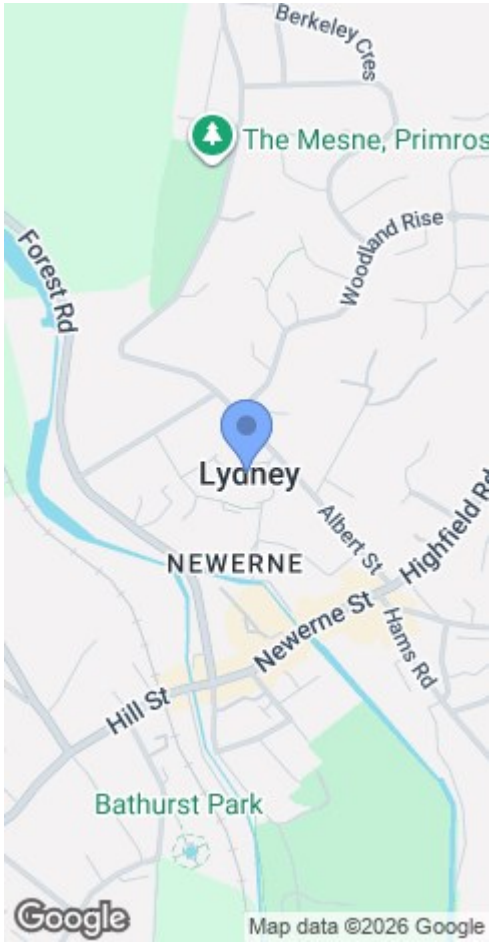
VIEWINGS
Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

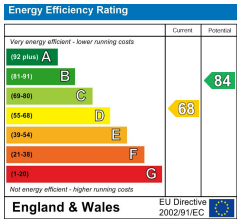
DIRECTIONS
From the Coleford office proceed to the traffic lights, turning right onto Old Station Way. Continue towards St Briavels, turning left onto Bream Avenue signposted Bream and Lydney. Continue through Bream and into Lydney, turning left at the T-junction onto Hill Street. Proceed along Hill Street onto Albert Street and turn into The Springs, where the property can be found as indicated by our For Sale Board.

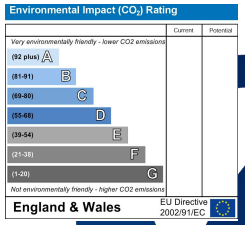
PROPERTY SURVEYS
Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys)

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









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.