



10 Court Road  
Lydney GL15 5SY



STEVE GOOCH  
ESTATE AGENTS | EST 1985

# 10 Court Road Lydney GL15 5SY

Offers Over £315,000

**A spacious THREE BEDROOM DETACHED HOUSE, very well presented throughout and situated in a POPULAR AREA. The property offers OFF ROAD PARKING, an INTEGRAL GARAGE, UTILITY ROOM, EN SUITE to bedroom one, and ENCLOSED GARDENS. With excellent TRANSPORT LINKS to major cities, this is a perfect home for families or professionals seeking comfort and convenience.**

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Lydney sits perfectly between the River Severn and the enchanting Forest of Dean, offering the best of both countryside charm and modern convenience.

A thriving town with deep historical roots, Lydney enjoys a lively community atmosphere, a great selection of shops, cafés, and supermarkets, plus excellent local schools. With the A48 nearby, travel to Gloucester, Chepstow, and Bristol is easy, while the Severn Bridge provides effortless access to South Wales. Whether you love exploring woodland trails, riverside walks, or just the ease of good local amenities, Lydney offers a lifestyle that's easy to love.



## ENTRANCE HALL

Accessed via a UPVC door, radiator, stairs to first floor landing. Door to:

## LOUNGE

16'04 x 12'07 (4.98m x 3.84m)

Feature gas fireplace, power points, radiator, front aspect UPVC double glazed window. Door to:

## KITCHEN/DINER

16'06 x 9'02 (5.03m x 2.79m)

Base and eye level units, stainless steel sink unit, six ring gas range cooker, space for washing machine, space for fridge/ freezer, worktop space, tiled splashbacks, radiator, power points, tiled floor, rear aspect UPVC double glazed window. Rear aspect sliding door into:

## CONSERVATORY

9'00 x 9'00 (2.74m x 2.74m)

Part brick/part UPVC construction, door to rear, tiled floor, radiator.

## UTILITY ROOM

8'11 x 5'04 (2.72m x 1.63m )

Worktop space, plumbing for automatic washing machine and dishwasher, tiled floor, radiator, power points, wall mounted boiler, window and door to rear. Door to garage.

FROM THE ENTRANCE HALL, STAIRS LEAD TO THE FIRST FLOOR LANDING:

## LANDING

Access to loft space, door to:

## MASTER BEDROOM

13'08 x 9'03 (4.17m x 2.82m)

Radiator, power points, window to rear, fitted wardrobes, airing cupboard. Door to:

## EN-SUITE

Wash hand basin, walk-in shower cubicle, heated towel radiator, side aspect window.





## **BEDROOM TWO**

**10'11 x 7'09 (3.33m x 2.36m)**

Radiator, power points, window to front with views towards the River Severn.

## **BEDROOM THREE**

**8'05 x 7'07 (2.57m x 2.31m)**

Radiator, power points, window to front with views towards the River Severn, storage cupboards.

## **BATHROOM**

Recently fitted suite comprising of a panelled bath with central mixer taps, WC, extra wide wash hand basin, heated towel radiator, tiled floor and walls, side aspect window.

## **OUTSIDE**

The property benefits from gardens to the front and rear. The front being mainly laid to lawn with shrub borders, off road parking for several vehicles giving access to the garage. Access on either side of the property to the rear garden, which has patio and large lawned areas with mature shrub borders, the garden enjoys a private position.

## **GARAGE**

Accessed via electric door. Power and lighting, boarded storage in roof space. Door into utility room.

## **SERVICES**

Mains gas, electric, 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.

## **LOCAL AUTHORITY**

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



## WATER RATES

Severn Trent - rates to be advised.

## 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 on to Old Station Way, continue heading into St Briavels turning left onto Bream avenue signposted towards Bream and Lydney, continue to the T junction in Lydney town centre turning left onto Hill Street. Continue on this road to the bottom, turn into Albert Street, proceed up to the top of Primrose Hill for approximately 1.2 miles and turn right into Allaston Road which leads directly on to Court Road where the property can be found on the left hand side via our for sale board.

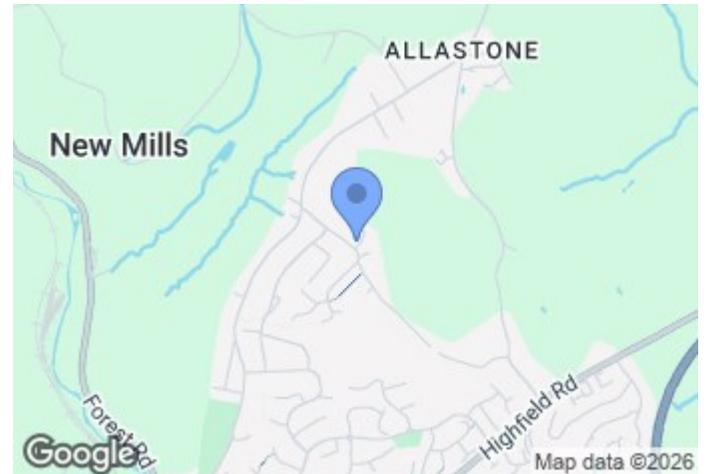
## PROPERTY SURVEYS

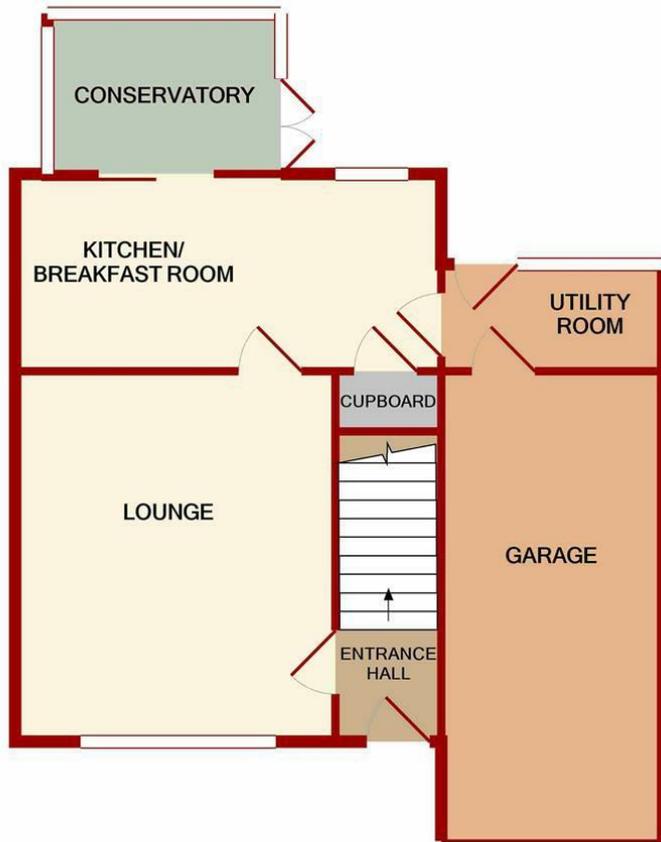
Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys)

## AWAITING VENDOR APPROVAL

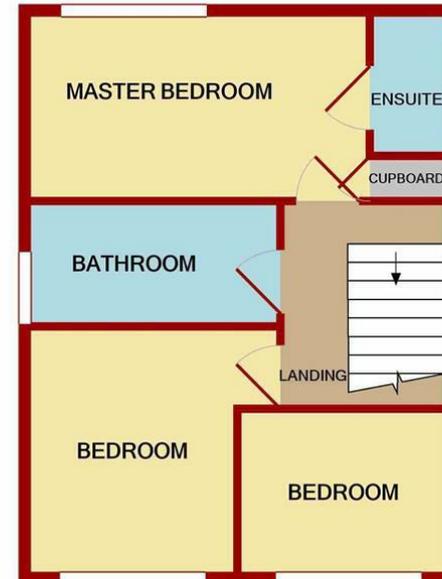
These details are yet to be approved by the vendor. Please contact the office for verified details.







GROUND FLOOR

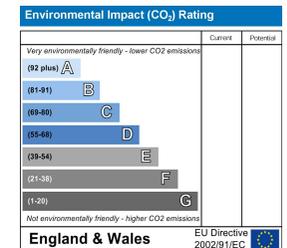
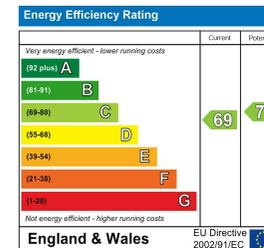


1ST FLOOR

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.





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