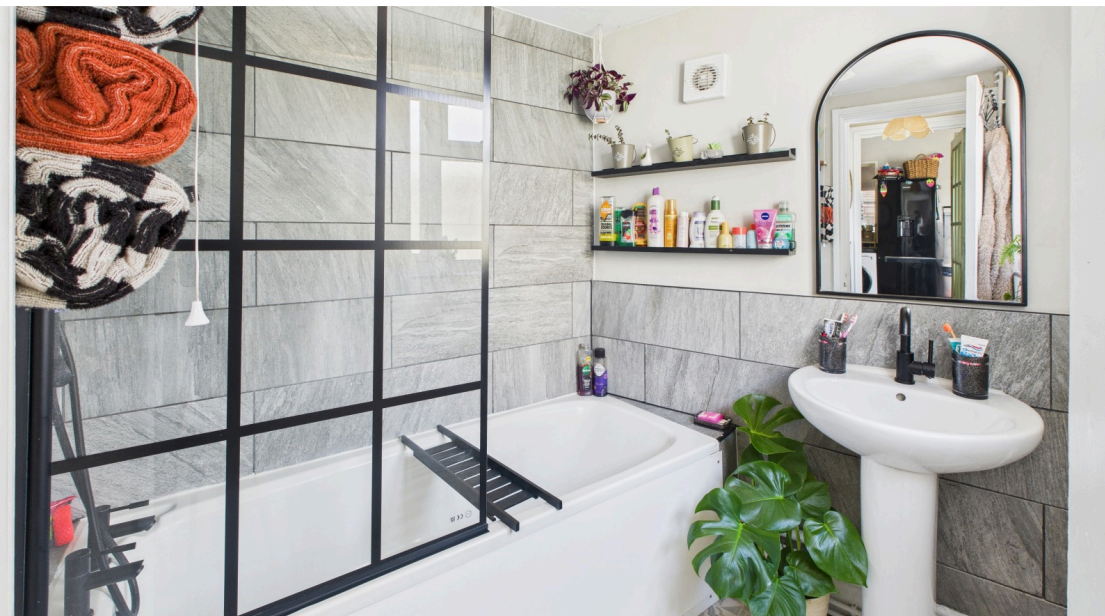




 3
Bedrooms

 1
Bathroom



Aroha Properties are absolutely delighted to offer for sale this three-bedroom character home that has been thoughtfully upgraded and decorated throughout. Situated in a popular Lydney location, this home offers character and charm with spacious open-plan living accommodation and a landscaped, manicured garden.

**** OPEN HOUSE SATURDAY 18th OCTOBER 12pm - 2pm **** Aroha Properties are absolutely delighted to offer for sale this three-bedroom character home that has been thoughtfully upgraded and decorated throughout.

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Entrance & Hallway

A welcoming white panelled front door with a semi-circular glazed insert, framed by attractive contrasting brickwork, fitted matting and vinyl effect tile flooring. Wall mounted radiator, skirting and decorative coving. Carpeted stairway to first floor and doorway leading off to:

Living Room - 11'11 x 10'0 (3.64m x 3.05m)

UPVC double glazed window to front aspect. A delightful bay window floods the room with light, with custom shutter blinds, wooden effect flooring, and wall mounted radiator. The stone fireplace houses a gas, coal effect fire with bespoke wooden mantel and tiled hearth. To each side sits bespoke wooden shelving. The room is finished off with decorative high picture rail and coving. The room has been opened up and flows seamlessly into the:

Dining Room - 12'3 x 11'11 (3.73m x 3.65m)

Continued through wooden effect flooring, wall mounted radiator, and second feature stone fireplace with raised tile hearth and steel edging. Decorative high picture rail. The under-stairs area not only has useful storage space but also a bespoke snug area with raised platform and wooden drawers. Internal wooden frame window, and wooden glass panel door leads you into:

Kitchen - 14'2 x 9'0 (4.32m x 2.77m)

UPVC double glazed window to rear aspect overlooking garden. Stone effect tile flooring with a range of base and eye-level units. Roll top worktop with chrome effect sink and drainer and mixer tap over. Tiled splash back. Space for washing machine, dryer, dishwasher and freestanding oven. Chrome effect extractor fan, wall mounted radiator and storage space. Wooden internal door with glass panels leads to:

Hallway - 2'9 x 4'0 (0.86m x 1.22m)

Wood effect flooring, custom wall panelling, UPVC door with obscured glass window, leads to rear garden. Access to:

W.C - 4'4 x 4'4 (1.33m x 1.32m)

Continued wood effect flooring, and custom panelling. Two-piece white suite comprising low-level push-button W.C and hand wash basin. Obscured double glazed UPVC window to side aspect. Wall mounted radiator.

Bathroom - 6'4 x 5'11 (1.94m x 1.82m)

Double glazed UPVC window to side aspect, tile effect vinyl flooring. Wall mounted radiator. Two-piece white suite comprising panel bath with rainfall shower over and additional shower attachment. Glass shower screen with black trim and tiled splash back, and wash hand basin with black mixer tap over.

First Floor Landing - 5'5 x 8'7 (1.66m x 2.63m)

Spacious landing with small UPVC double glazed window to rear aspect, carpeted flooring, wooden banister, central pendant lighting and doors leading off to:

Bedroom One - 9'8 x 11'8 (2.95m x 3.57m)

Large UPVC double glazed window to front aspect. Carpeted flooring and wall mounted radiator. Skirting boards and power points.

Bedroom Two - 9'9 x 10'7 (2.99m x 3.24m)

Large UPVC double glazed window to rear aspect. Wall mounted radiator, central pendant lighting, skirting boards and power points.

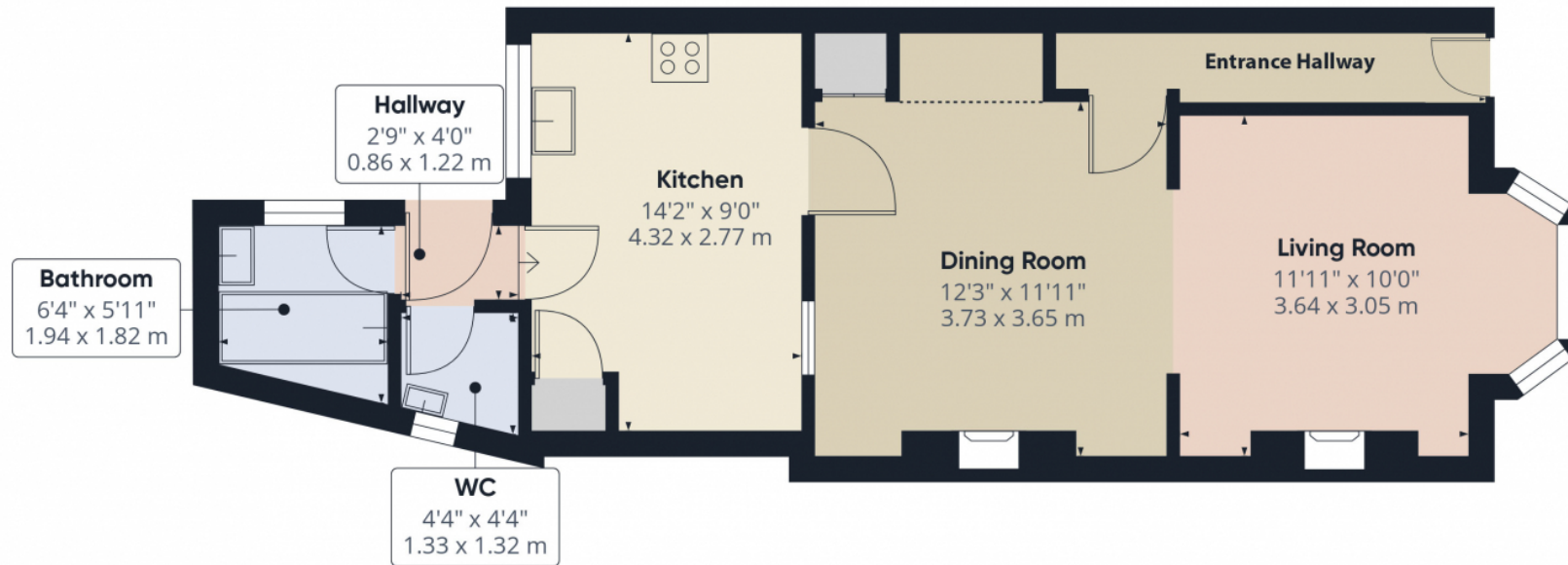
Bedroom Three - 5'5 x 8'7 (1.66m x 2.63m)

Large UPVC double glazed window to front aspect. Wall mounted radiator, central pendant lighting, skirting boards and power points. Access to loft space.

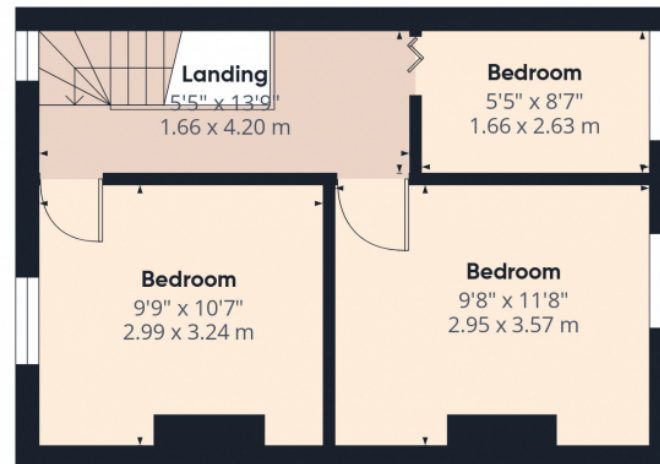
Rear Garden

This rear garden has been lovingly landscaped and cared for. Concrete terrace level with outside water tap and bespoke steel planters, steps down to gravelled area with decorative stepping stones and custom-built storage shed. A small picket-style fence leads to the lawned area of the garden with stone-bordered flower beds. At the rear of the garden, a timber pergola creates a sheltered seating area, beautifully dressed with planting, lighting, and a wood burner, making it ideal for relaxing or entertaining.

LOCATION: Mount Pleasant provides a quiet setting and convenient access to local amenities, including shops, schools, and Lydney town centre. The area offers excellent transport links via the nearby A48, making it ideal for commuters to Chepstow, Bristol, Gloucester, and Cardiff. Residents also benefit from proximity to scenic outdoor spots such as Bathurst Park, Lydney Boating Lake, and Lydney Harbour.



Floor 0



Floor 1

Approximate total area⁽¹⁾

801 ft²
74.4 m²

Reduced headroom

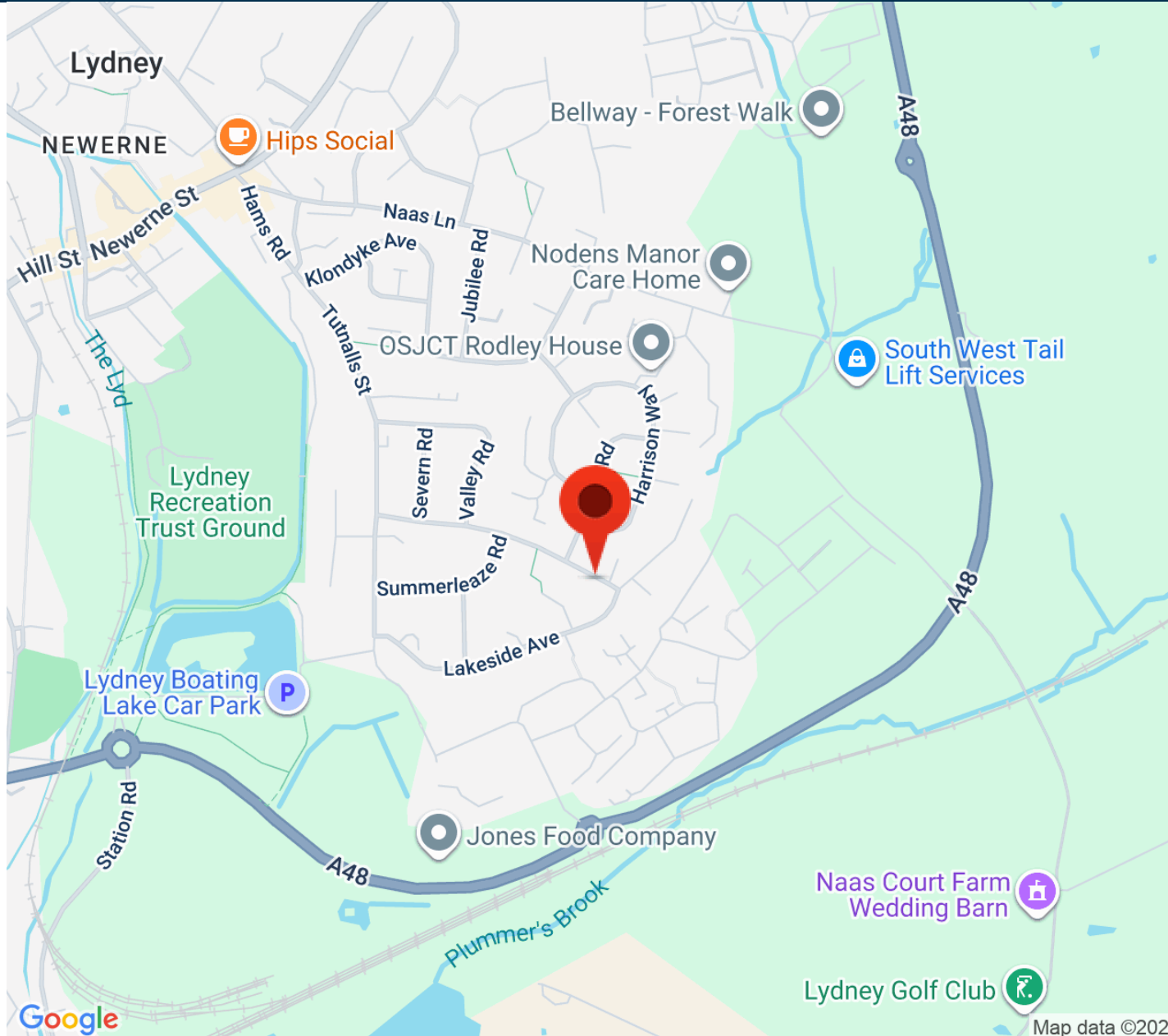
11 ft²
1 m²

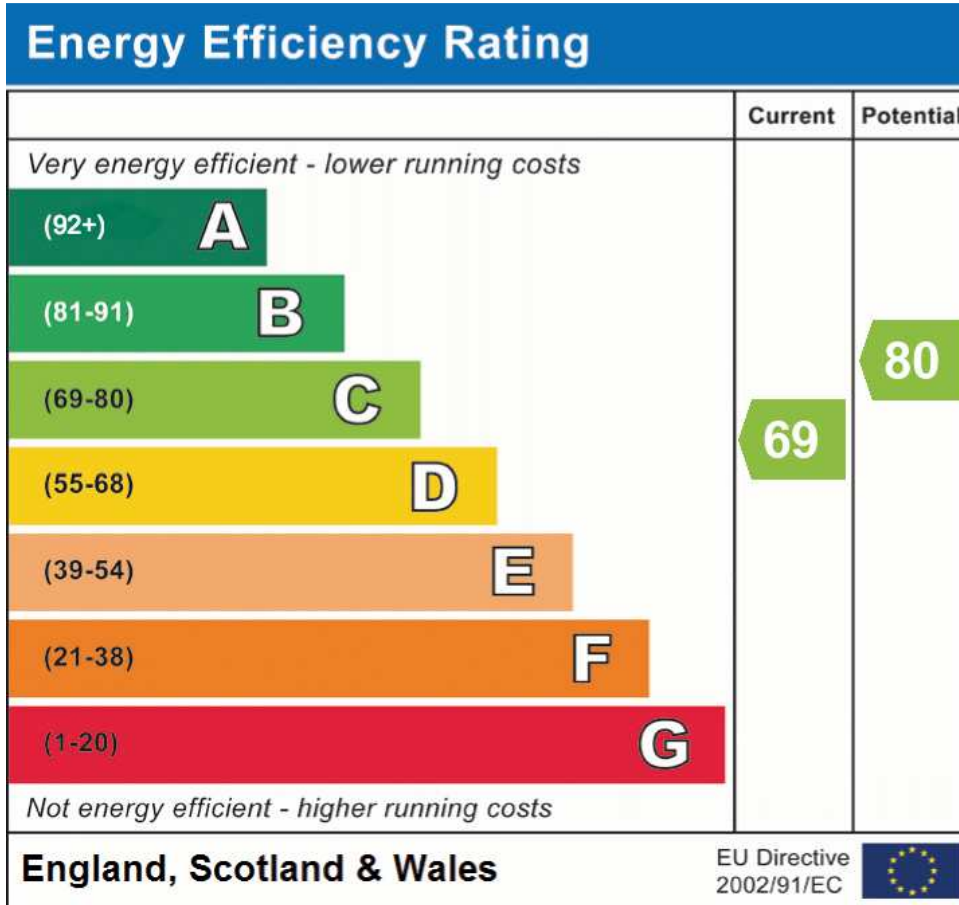
(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Please Scan the QR for more details.



Address: 48 Mount Pleasant, GL15