



9 Bayliss Close
Lydney GL15 5FW



STEVE GOOCH
ESTATE AGENTS | EST 1985

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Lydney GL15 5FW

£309,950

A WELL PRESENTED THREE-BEDROOM DETACHED FAMILY HOME enjoying a pleasant cul-de-sac position with **KITCHEN/DINER, EN-SUITE TO PRINCIPAL BEDROOM, GARAGE, DRIVEWAY PARKING AND LANDSCAPED REAR GARDEN.**

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

Stairs leading to first floor landing, radiator, power points and inset ceiling spotlights. Doors lead off to lounge, kitchen/diner and downstairs cloakroom.

LOUNGE

14'1" x 11'2" (4.29m x 3.40m)

A bright and comfortable reception room benefiting from a lovely bay-fronted UPVC double glazed window to the front aspect. Television point, radiator and power points.

KITCHEN/DINER

18'5" x 11'5" (5.61m x 3.48m)

Fitted with a range of base, wall and drawer mounted units with wood effect rolled edge worktops. One and a half bowl single drainer stainless steel sink unit with mixer tap. Four-ring gas hob with stainless steel extractor hood above and integrated oven. Space and plumbing for washing machine and dishwasher along with space for an American-style fridge/freezer. Understairs storage cupboard housing internet and telecom connections with power. Space for dining table and chairs, radiator, rear aspect UPVC double glazed window and UPVC double glazed doors leading out onto the rear patio and garden.

DOWNSTAIRS CLOAKROOM

2'11" x 4'11" (0.89m x 1.50m)

Comprising low-level WC and vanity wash hand basin with tiled splashback. Radiator and side aspect UPVC double glazed frosted window.

FIRST FLOOR LANDING

Radiator, airing cupboard and access to loft space. Doors leading to bedrooms and bathroom.

BEDROOM ONE

12'7" x 11'1" (3.84m x 3.38m)

Front aspect UPVC double glazed window. Television point, power points with USB charging sockets and radiator. Door through to:





EN-SUITE

6'5" x 5'6" (1.96m x 1.68m)

Comprising corner shower cubicle with mains-fed shower, low-level WC and vanity wash hand basin. Part tiled walls, radiator, extractor fan, inset ceiling spotlights and front aspect UPVC double glazed frosted window.

BEDROOM TWO

10'02" x 8'07" (3.10m x 2.62m)

Rear aspect UPVC double glazed window, radiator and power points.

BEDROOM THREE

10'8" x 8'0" (3.25m x 2.44m)

Rear aspect UPVC double glazed window, radiator and power points with recess suitable for wardrobe space.



FAMILY BATHROOM

8'6" x 5'6" (2.59m x 1.68m)

White suite comprising panelled bath with mains-fed shower over and tiled surround, vanity wash hand basin and low-level WC. Part tiled walls, radiator, extractor fan, inset ceiling spotlights and side aspect UPVC double glazed frosted window.

OUTSIDE

To the front, the property benefits from a decorative slate chipped garden with mature shrubs and a tandem driveway providing off-road parking for two vehicles, leading to the garage.

GARAGE

20'1" x 10'7" (6.12m x 3.23m)

Benefiting from power, lighting and pitched roof space providing useful storage.

REAR GARDEN

Gated side access leads through to the beautifully landscaped rear garden. Immediately adjoining the property is a sandstone patio seating area with a central lawn beyond surrounded by mature shrubs and planting. A pathway leads to a further patio area with steps down to a stone chipped barbecue and seating area. The garden further benefits from outside lighting, an external power point and enjoys a private and enclosed setting.

AGENTS NOTES

Maintenance Charge - Circa £200 Per Annum
Management Company - Firstport

SEVICES

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 - rates to be advised.

LOCAL AUTHORITY

Council Tax Band: D
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

Upon entering Lydney opposite Tesco petrol station turn left towards the town centre, continue through Lydney and head up Highfield Hill until reaching the traffic lights. At the traffic lights turn right onto the Redrow development, onto Rodley Manor Way, proceed up the road and take the third left on to Barnett Way, then turn right on to Duncan Drive and left in to Bayliss Close where the property can be found on your right hand side.

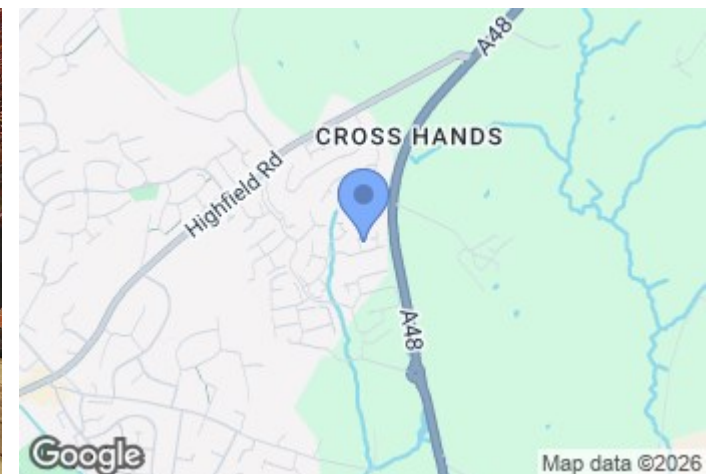




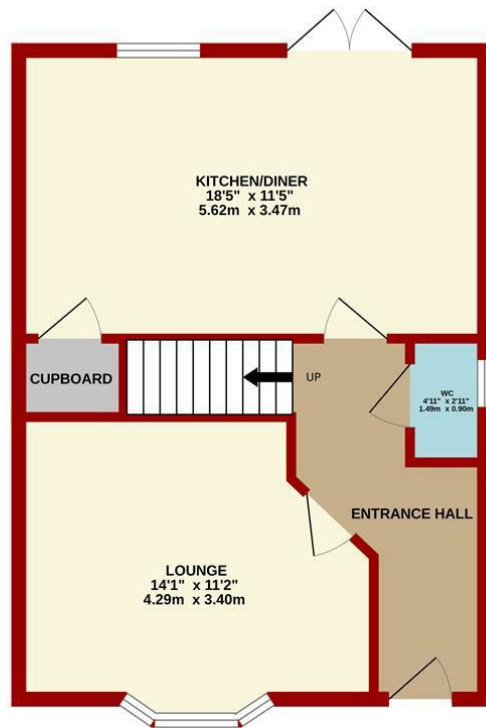
PROPERTY SURVEYS

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

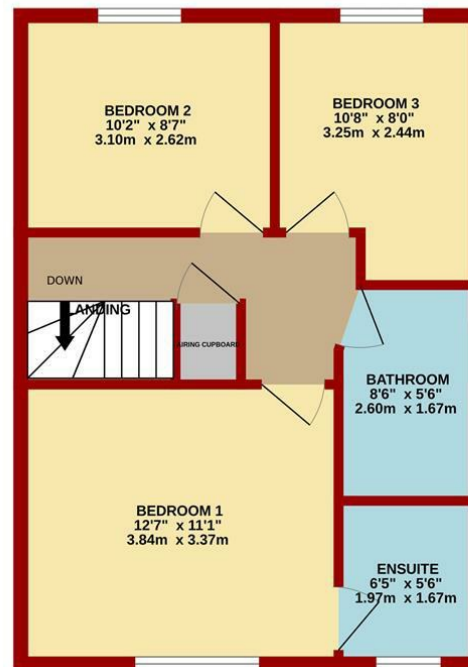
AWAITING VENDOR APPROVAL



GROUND FLOOR
513 sq.ft. (47.7 sq.m.) approx.



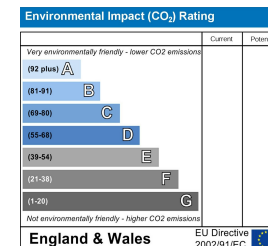
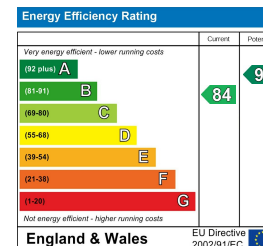
1ST FLOOR
498 sq.ft. (46.3 sq.m.) approx.



TOTAL FLOOR AREA: 1011 sq.ft. (93.9 sq.m.) approx.
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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