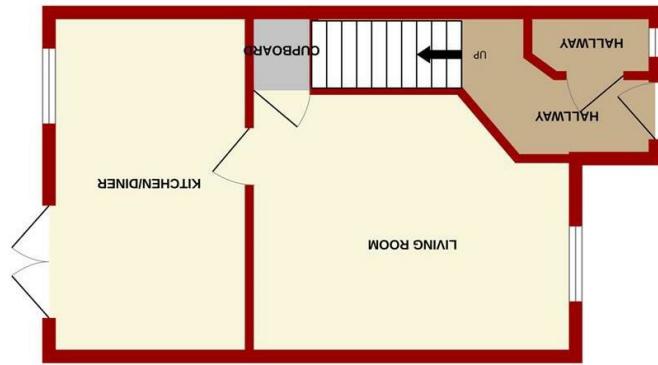


1ST FLOOR



GROUND FLOOR



8 Heron Grove  
Lydney GL15 5GX

 STEVE GOOCH  
ESTATE AGENTS | EST 1985

1 High Street, Coleford, Gloucestershire, GL16 8HA | (01594) 835566 | coleford@stevegooch.co.uk | www.stevegooch.co.uk

MISREPRESENTATION DISCLAIMER

All reasonable steps have been taken with the preparation of these particulars to constitute a contract or part of a contract. All measurements and descriptions are approximate and not necessarily exact. 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 and descriptions are approximate and not necessarily exact. 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.

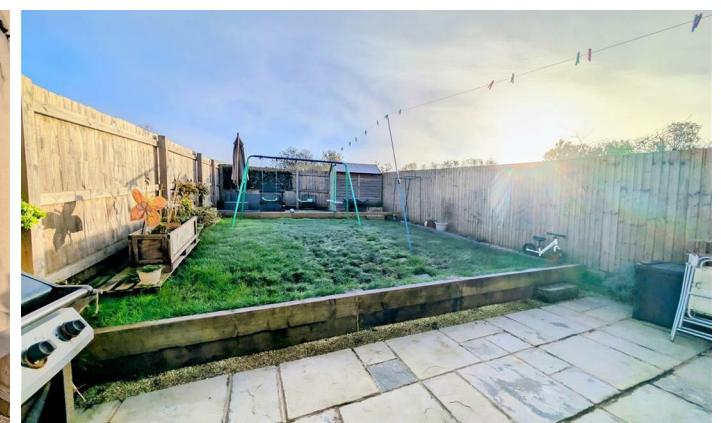
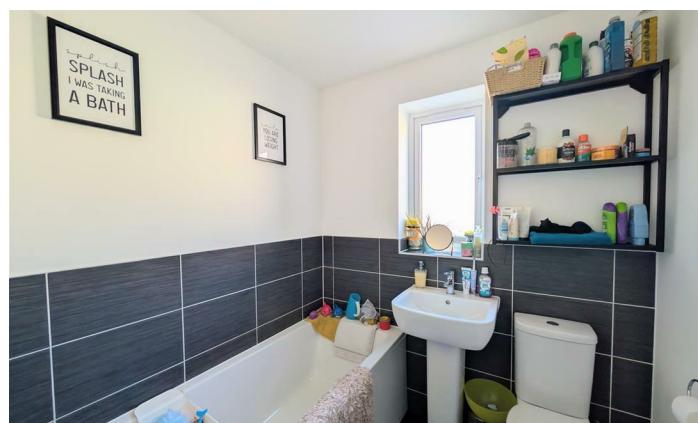
**£239,995**

Built in 2021 and benefiting from 6 YEARS REMAINING ON THE NHBC WARRANTY, this beautifully presented THREE BEDROOM HOME is located just a short distance from LYDNEY TOWN CENTRE. A wealth of LOCAL AMENITIES are close by, including FORESTRY WALKS, SUPERMARKETS, DOCTORS AND DENTAL SURGERIES, INDEPENDENT SHOPS & CAFÉS, and LYDNEY TRAIN STATION—making this an ideal location for both CONVENIENCE and LIFESTYLE.

The property offers a SPACIOUS LAYOUT including a bright LOUNGE, generous KITCHEN/DINER with FRENCH DOORS leading to the rear garden, GROUND FLOOR CLOAKROOM, THREE BEDROOMS (with the MASTER BEDROOM enjoying its own EN-SUITE) and a FAMILY BATHROOM. Outside, the home features OFF-ROAD PARKING FOR TWO VEHICLES and a LANDSCAPED REAR GARDEN with LAWN & PATIO, perfect for OUTDOOR FURNITURE and ENTERTAINING.

Lydney sits between the Forest of Dean and the River Severn, offering a superb blend of rural surroundings and practical accessibility. The town benefits from a wide range of amenities including supermarkets, shops, a health centre, sports facilities, and several primary schools along with The Dean Academy secondary school.

Commuters have convenient access to the A48 connecting to Gloucester, Chepstow, the Severn Crossings, and wider motorway networks.



#### **ENTRANCE HALLWAY**

15'8 x 8'10 (4.78m x 2.69m)

A welcoming hallway with doors to the Lounge and Cloakroom and stairs leading to the first floor.

#### **LOUNGE**

14'04 x 12'01 (4.37m x 3.68m)

A bright, airy reception space with a window to the front aspect, radiator, power points and understairs storage. Door to Kitchen/Diner.

#### **KITCHEN/DINER**

15'8 x 8'10 (4.78m x 2.69m)

Fitted with a range of wall, base and drawer units, four-ring gas hob and oven with extractor, stainless steel sink and drainer, and space/plumbing for washing machine and dishwasher. Window to the rear and French doors opening onto the garden.

#### **CLOAKROOM**

5'04 x 2'11 (1.63m x 0.89m)

Comprising W.C, wash hand basin with tiled splashbacks, radiator and window to the front.

#### **FIRST FLOOR LANDING**

Airing cupboard and doors to all rooms.

#### **BEDROOM ONE**

12'02 x 9'05 (3.71m x 2.87m)

Front aspect with full-length windows, radiator, power points and a storage cupboard. Door to en-suite.

#### **EN-SUITE**

6'0 x 5'02 (1.83m x 1.57m)

Shower cubicle, wash hand basin, W.C, radiator and extractor fan.

#### **BEDROOM TWO**

9'00 x 7'06 (2.74m x 2.29m)

Rear aspect window, radiator and power points.

#### **BEDROOM THREE**

7'06 x 6'01 (2.29m x 1.85m)

Rear aspect window, radiator and power points.

#### **BATHROOM**

6'00 x 5'07 (1.83m x 1.70m)

Bath with tiled splashbacks, wash hand basin, W.C, radiator and window to the side aspect.

#### **OUTSIDE**

A landscaped, private and enclosed rear garden offering lawn and patio areas, an ideal space for seating and enjoying the sunshine. Outdoor tap and power socket.

To the front, the property provides off-road parking for two vehicles.

#### **SERVICES**

Mains water, electricity, gas 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 - to be confirmed.

#### **LOCAL AUTHORITY**

Council Tax Band: C

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 A48, head onto Lydney Park Boulevard and take the first right into Par Four Lane; continue through the estate, staying on Par Four Lane and take the next left into Heron Grove, where the property can be found on the 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**

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