

55 Kingfisher Drive
Lydney GL15 5FX

STEVE GOOCH
ESTATE AGENTS | EST 1985

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Lydney GL15 5FX

Guide Price £225,000

A WELL-PRESENTED THREE-BEDROOM END-TERRACE HOME offering SPACIOUS LIVING ACCOMMODATION, including a GENEROUS KITCHEN/DINER, MASTER BEDROOM WITH EN-SUITE, OFF-ROAD PARKING FOR TWO VEHICLES and a 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 HALL
Accessed via a composite part double glazed entrance door with wood effect flooring, radiator, power points, stairs to the first floor and doors leading to the cloakroom and lounge.

CLOAKROOM
5'7" x 3'0" (1.70m x 0.91m)
Low level WC, pedestal wash hand basin with tiled splashback, wood effect flooring, radiator and front aspect double glazed uPVC frosted window.

LOUNGE
14'4" x 12'2" (4.37m x 3.71m)
Radiator, power points, useful understairs storage cupboard and front aspect double glazed uPVC window.

KITCHEN/DINER
15'3" x 8'10" (4.65m x 2.69m)
Fitted with a range of base, wall and drawer mounted units with rolled edge stone effect worktops. One and a half bowl stainless steel sink unit with mixer tap, four-ring gas hob with stainless steel splashback and cooker hood above, integrated oven, space and plumbing for a washing machine and dishwasher, space for a fridge/freezer, radiator, power points, part tiled walls and ample space for a dining table and chairs. Rear aspect double glazed uPVC window and double glazed uPVC French doors providing direct access to the rear garden.

LANDING
Power points, storage cupboard, access to the loft via a drop-down ladder. The loft is partially boarded and fitted with shelving for additional storage.

BEDROOM ONE
12'0" x 9'5" (3.66m x 2.87m)
Double bedroom with built-in wardrobe, radiator, power points and front aspect double glazed uPVC window.













EN-SUITE
6'0" x 5'4" (1.83m x 1.63m)
Corner shower cubicle with tiled surround, low level WC, pedestal wash hand basin, heated towel rail and front aspect double glazed uPVC frosted window.

BEDROOM TWO
8'11" x 7'7" (2.72m x 2.31m)
Radiator, power points and rear aspect double glazed uPVC window.

BEDROOM THREE
7'7" x 6'2" (2.31m x 1.88m)
Wood effect flooring, radiator, power points and rear aspect double glazed uPVC window.

BATHROOM
5'10" x 5'7" (1.78m x 1.70m)
White suite comprising panelled bath with electric shower over and tiled surround, low level WC, pedestal wash hand basin, heated towel rail, part tiled walls and side aspect double glazed uPVC frosted window.

OUTSIDE
To the front, the property benefits from off-road parking for two vehicles, together with a pathway leading to the front entrance and providing gated access to the rear garden. The landscaped rear garden features a large anti-slip porcelain slab patio seating area, with the remainder predominantly laid to lawn and complemented by mature flower borders and established shrubs, creating an attractive and private outdoor space.

SERVICES
Mains electricity, gas, 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: 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 Steve Gooch Coleford office, proceed down to the traffic lights and turn right onto Old Station Way. Continue towards St Briavels before turning left onto Bream Avenue, signposted for Bream and Lydney. Follow this road into Lydney and, at the T-junction in the town centre, turn right onto High Street. Continue to the roundabout and take the first exit onto the bypass. Proceed over the railway bridge and continue straight over the first roundabout. At the second roundabout, take the first exit left, then take the first turning on the right into the development. Follow the road around, where the property will be found on the left-hand side, clearly identified 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)



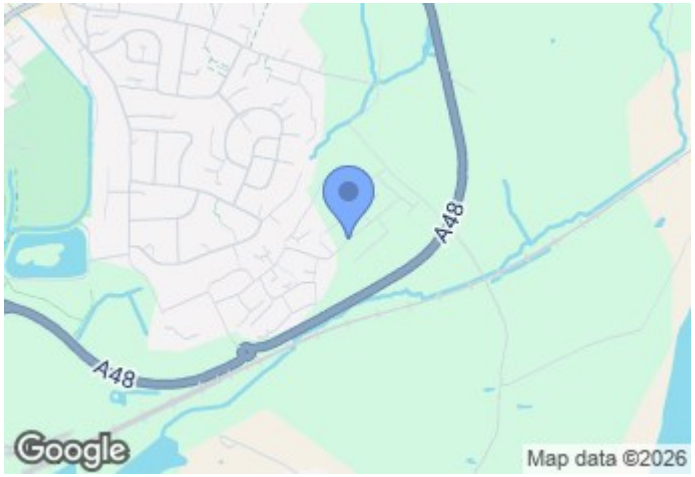




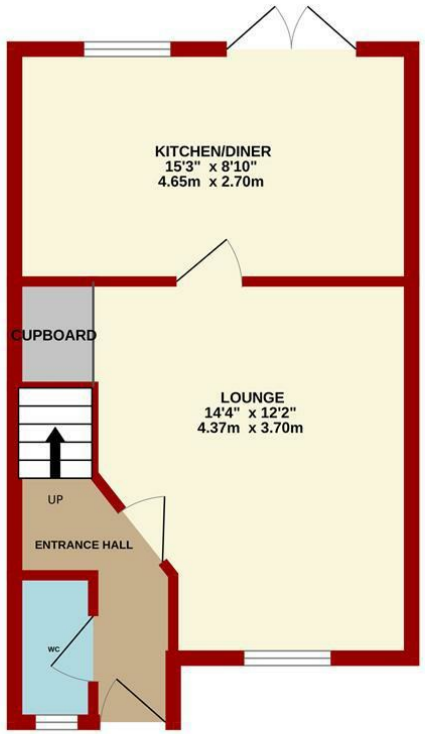




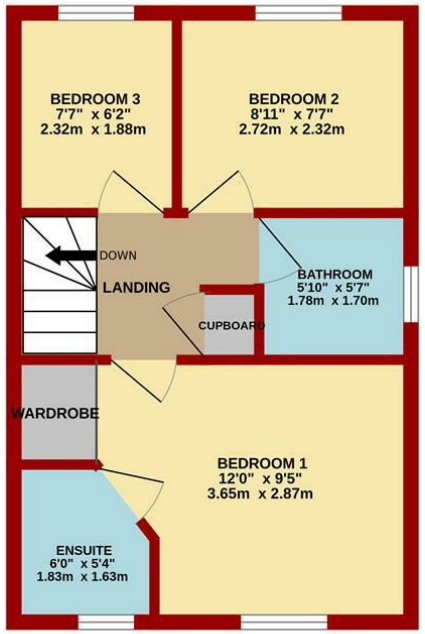



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Google
Map data ©2026

GROUND FLOOR
391 sq.ft. (36.3 sq.m.) approx.

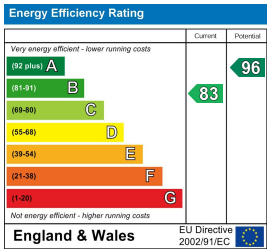


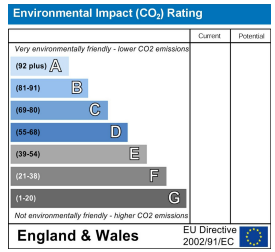
1ST FLOOR
373 sq.ft. (34.7 sq.m.) approx.



TOTAL FLOOR AREA : 764 sq.ft. (71.0 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.

