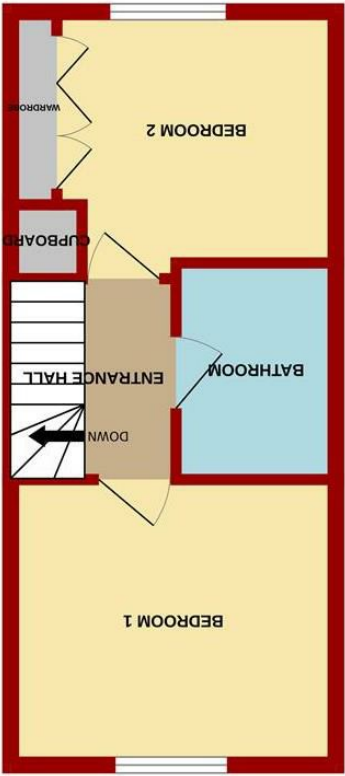
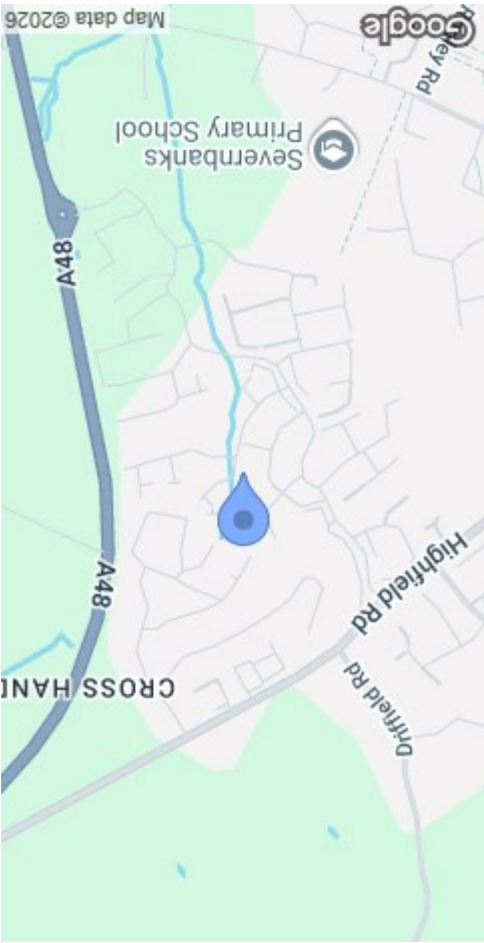
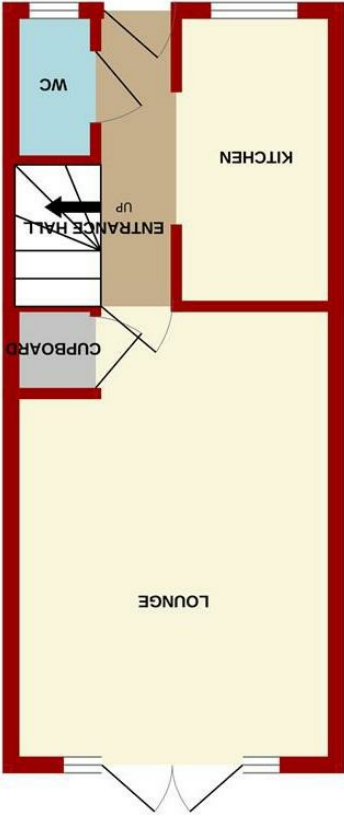


MISREPRESENTATION DISCLAIMER
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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.

England & Wales	
EU Directive 2002/91/EC	2002/91/EC
Very energy efficient - low running costs	Very energy efficient - low running costs
98	84
Current	Current
Energy Efficiency Rating	
Environmental Impact (CO ₂) Rating	
EU Directive 2002/91/EC	2002/91/EC
Very energy efficient - low CO ₂ emissions	Very energy efficient - low CO ₂ emissions
A	A
181-191	181-191
155-165	155-165
129-149	129-149
104-124	104-124
79-99	79-99
54-74	54-74
29-49	29-49
4	4
Current	Current
Environmental Impact (CO ₂) Rating	



1ST FLOOR



GROUND FLOOR



45 Barnett Way
Lydney GL15 5FS

£207,500

EXCEPTIONALLY WELL PRESENTED, TWO DOUBLE BEDROOM HOME, conveniently arranged with a modern kitchen, a spacious lounge with a feature media wall and an attractive 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

2'11 x 10'06 (0.89m x 3.20m)

Accessed via a composite entrance door, the hallway features tiled flooring, a radiator and power points, with an opening through to the kitchen.

KITCHEN

10'4" x 5'7" (3.15m x 1.70m)

Fitted with a range of base and wall-mounted units, incorporating a one-and-a-half bowl, single drainer sink unit with mixer tap. There is space and plumbing for a washing machine and dishwasher, an integrated oven with a four-ring electric hob and extractor hood above, together with space for a fridge freezer. The walls are part tiled and a cupboard houses the Logic combination boiler.

LOUNGE

16'0" x 11'4" (4.88m x 3.45m)

A spacious reception room featuring tiled flooring and an attractive media wall incorporating a feature fireplace and decorative shelving with LED lighting. Further benefits include a radiator, power points, an understairs storage cupboard and UPVC double-glazed double doors opening onto the rear garden.

FIRST FLOOR LANDING

With a radiator, power points and access to the loft space.

BEDROOM ONE

12'2" x 10'0" (3.71m x 3.05m)

A double bedroom featuring decorative wall panelling, a TV mounting point, radiator, power points and a UPVC double-glazed window overlooking the rear aspect.

BEDROOM TWO

12'3" x 9'5" (3.73m x 2.87m)

With a radiator, power points, built-in wardrobes and a useful storage cupboard.

BATHROOM

5'06 x 6'08 (1.68m x 2.03m)

Fitted with a panelled bath with a mains-fed shower over, pedestal wash hand basin and WC. Further features include a heated towel rail.

OUTSIDE

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

The enclosed rear garden has been landscaped for ease of maintenance, featuring an artificial lawn and a decked seating area, creating an attractive space for outdoor relaxation and entertaining. The garden is enclosed by fencing and benefits from gated rear access.

SERVICES

Mains - Water, Electricity, Drainage and Gas.

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 are to be confirmed.

LOCAL AUTHORITY

Council Tax Band: B
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 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 Rodley Manor Way, continue up the road taking the third left on to Barnett Way, proceed to the top of the road where the property can be found on the left 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.

