



9 Kimberley Drive
Lydney GL15 5AD



STEVE GOOCH
ESTATE AGENTS | EST 1985

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£285,000

A CHARMING TWO-BEDROOM DETACHED BUNGALOW occupying a **GENEROUS PLOT** with **BEAUTIFULLY MAINTAINED GARDENS**, **AMPLE OFF-ROAD PARKING**, a **DETACHED GARAGE** and a **PEACEFUL POSITION** within a **POPULAR RESIDENTIAL AREA OF LYDNEY**. Offering **WELL-PROPORTIONED ACCOMMODATION**, a **USEFUL UTILITY ROOM** and **DELIGHTFUL OUTDOOR SPACE**, this is a **WONDERFUL HOME** for those seeking **SINGLE-STOREY LIVING**.

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.



ENTANCE HALL

14'11" x 6'0" (4.55m x 1.83m)

Accessed via a part glazed wooden entrance door with front aspect windows, radiator, power points, loft access, airing cupboard and doors leading to all principal rooms.

LOUNGE

18'0" x 12'0" (5.49m x 3.66m)

A bright and spacious reception room featuring a fireplace with inset electric fire, two radiators, coving, television point, power points and front and side aspect double glazed UPVC windows.

KITCHEN

12'5" x 10'0" (3.78m x 3.05m)

Fitted with a range of base, wall and drawer mounted units with rolled edge worktops incorporating a one and a half bowl stainless steel sink and drainer with mixer tap. Space for cooker and fridge, built-in storage cupboard, radiator, appliance points, part tiled walls, rear aspect double glazed UPVC window and side aspect UPVC door leading to the utility room.

UTILITY ROOM

8'4" x 5'3" (2.54m x 1.60m)

Useful utility area with space and plumbing for washing machine, tumble dryer and freezer, power points, side and rear aspect windows and double glazed UPVC door to the rear garden.

BEDROOM ONE

12'11" x 10'4" (3.94m x 3.15m)

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

BEDROOM TWO

12'5" x 9'10" (3.81m x 3.02m)

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





WET ROOM

8'3" x 6'11" (2.54m x 2.11m)

Comprising a walk-in shower with electric shower, low level WC, pedestal wash hand basin, radiator, fitted storage cupboards, mirror and side aspect double glazed UPVC window.

OUTSIDE

The property is approached via a driveway providing off-road parking for up to four vehicles, leading to a detached garage with power and lighting. The front garden is predominantly laid to lawn with mature shrubs, hedging and established fruit trees including plum trees, creating an attractive orchard-style setting. A pathway leads to a covered storm porch with quarry tiled flooring and a delightful patio seating area.

The rear garden is a particular highlight, occupying a generous plot with beautifully maintained lawns, mature hedging, established trees, colourful flower borders and a variety of patio and gravelled seating areas, ideal for outdoor entertaining and enjoying the peaceful surroundings. Steps rise to a further raised patio, providing another attractive seating area overlooking the garden.

SERVICES

Main 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 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.

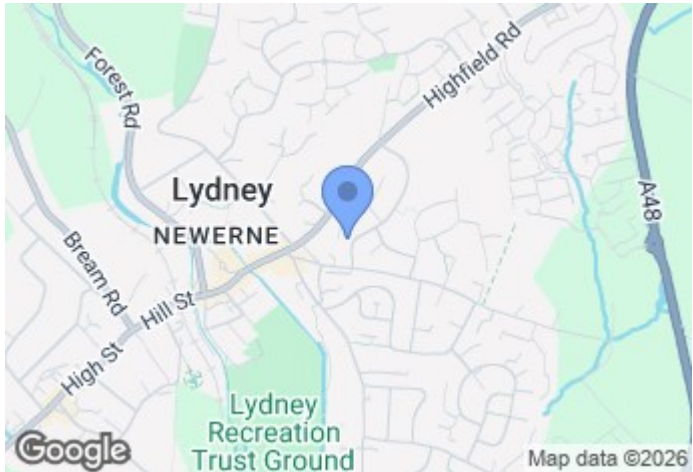
DIRECTIONS

From the Coleford office turn right at the traffic lights onto Old Station way, continue along heading towards St Briavels turning left signposted to Bream and Lydney. Proceed along into the village of Lydney turning left into Newerne Street continuing along taking the turning right onto Naas Lane taking the second turning left into Kimberley Drive where the property can be found after a short distance on the left hand side via our for sale board.

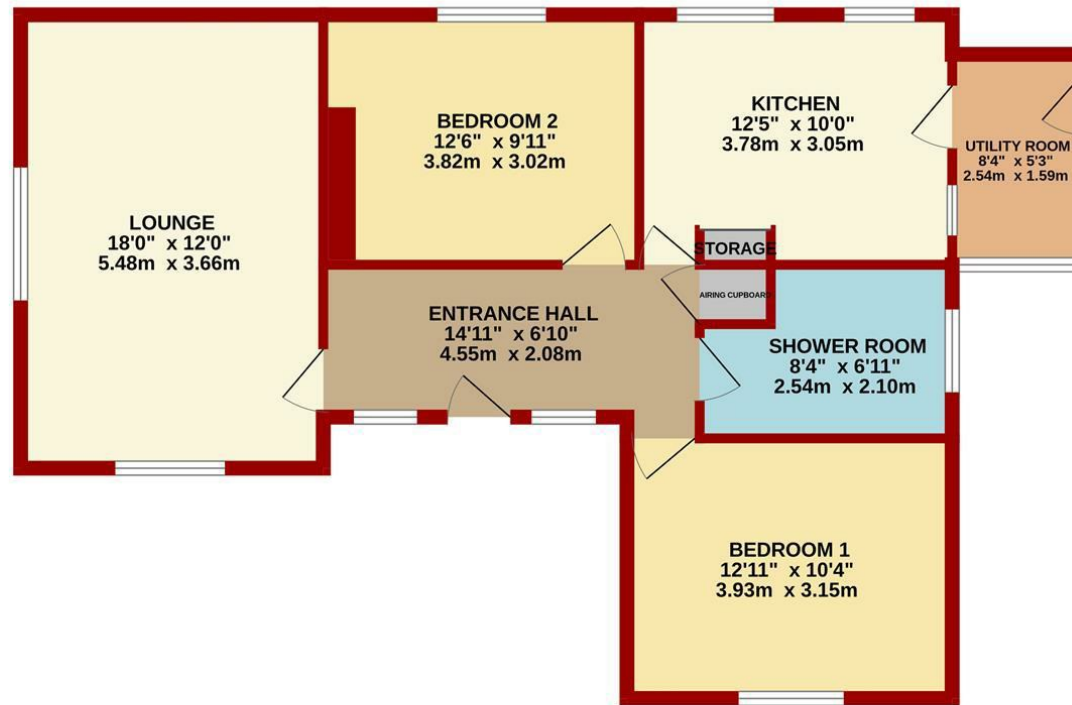
PROPERTY SURVEYS

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





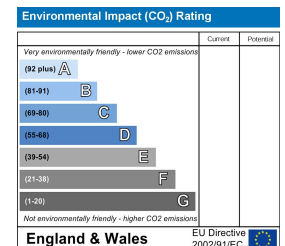
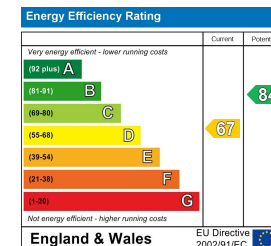
GROUND FLOOR
795 sq.ft. (73.9 sq.m.) approx.



TOTAL FLOOR AREA : 795 sq.ft. (73.9 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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