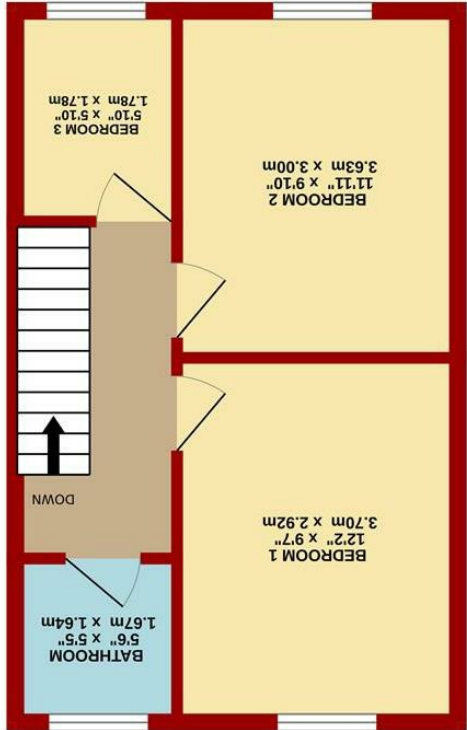
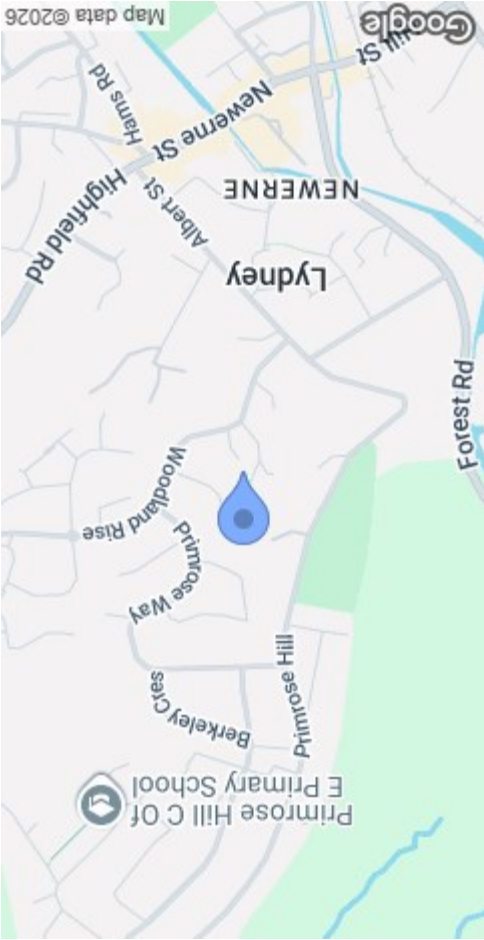


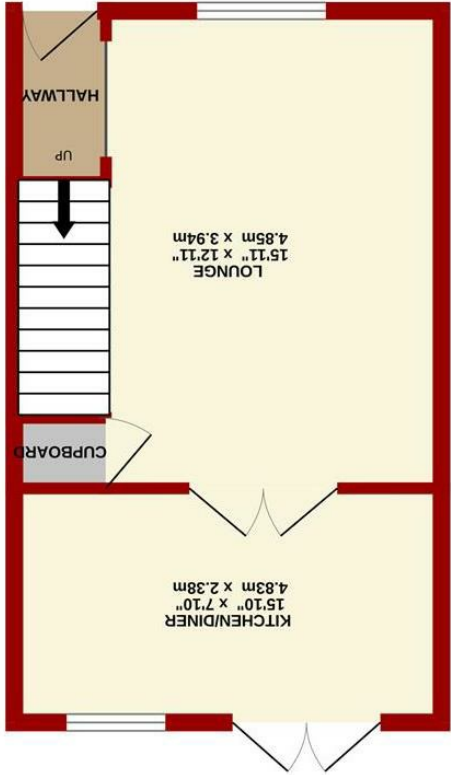
MISREPRESENTATION DISCLAIMER
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased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

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Future	Current	Future
England & Wales			
2009/1 EPC			
New energy efficient - lower energy costs			
A	101-120	A	101-120
B	81-100	B	81-100
C	61-80	C	61-80
D	41-60	D	41-60
E	21-40	E	21-40
F	1-20	F	1-20
G	1-20	G	1-20
New energy inefficient - higher energy costs			
G	1-20	G	1-20
F	21-40	F	21-40
E	41-60	E	41-60
D	61-80	D	61-80
C	81-100	C	81-100
B	101-120	B	101-120
A	121-140	A	121-140
England & Wales			
2022/1 EPC			
New energy efficient - lower energy costs			
A	101-120	A	101-120
B	81-100	B	81-100
C	61-80	C	61-80
D	41-60	D	41-60
E	21-40	E	21-40
F	1-20	F	1-20
G	1-20	G	1-20
New energy inefficient - higher energy costs			
G	1-20	G	1-20
F	21-40	F	21-40
E	41-60	E	41-60
D	61-80	D	61-80
C	81-100	C	81-100
B	101-120	B	101-120
A	121-140	A	121-140

Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Mapbox ©2025



1ST FLOOR



GROUND FLOOR



14 Cherry Walk
Lydney GL15 5LL

£200,000

A well-proportioned THREE-BEDROOM HOME offering spacious accommodation with a GENEROUS LOUNGE, KITCHEN/DINER, TIERED REAR GARDEN and SINGLE GARAGE.

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

Entrance via a double-glazed uPVC door into the entrance hall, which opens into the lounge.

LOUNGE

12'11 x 15'11 (3.94m x 4.85m)

A generous open living space with double-glazed uPVC window overlooking the front aspect, power points and useful understairs storage cupboard.

KITCHEN/DINER

7'10 x 15'10 (2.39m x 4.83m)

Fitted with a range of base, wall and drawer-mounted cabinets, sink and drainer, space for fridge/freezer and plumbing for washing machine. Further benefiting from an oven with extractor fan over and double-glazed uPVC window. There is currently a breakfast bar with space to alternatively accommodate a dining table. Double-glazed uPVC doors provide direct access to the rear garden.

BEDROOM ONE

9'7 x 12'2 (2.92m x 3.71m)

A spacious bedroom with double-glazed uPVC window, radiator and power points.

BEDROOM TWO

9'10 x 11'11 (3.00m x 3.63m)

A double bedroom with double-glazed uPVC window overlooking the front aspect and enjoying views towards the river.

BEDROOM THREE

5'9 x 9'4 (1.75m x 2.84m)

A single bedroom or office space with double-glazed uPVC window.

BATHROOM

5'10 x 5'10 (1.78m x 1.78m)

Fitted with a panelled bath with shower over, pedestal wash hand basin and w.c. Further benefiting from an airing cupboard and frosted double-glazed uPVC window.

OUTSIDE

FRONT GARDEN

To the front of the property is a small area of lawn providing space for pots and planting, with steps leading to the property entrance.

REAR GARDEN

The rear garden is arranged over two levels and incorporates both patio and lawn areas, providing space for outdoor seating and enjoyment. A gate provides access around the rear of the property to the garage.

GARAGE

Single garage accessed via a blue up-and-over door.

SERVICES

Mains gas, electricity, water and drainage.
Boiler serviced in November 2025.

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 Newerne Street in Lydney town centre, turn left onto Albert Street. Turn right onto Woodland Rise. Turn left into Cherry Walk and the property can be found on your right 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)

AWAITING VENDOR APPROVAL

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

