



LYDNEY

Guide price **£300,000**



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# 5 CLAUDIUS WAY

Lydney, Gloucestershire GL15 5NN



Spacious detached home with three bedrooms  
Generous living and garden space  
Ideal family home near local amenities

Lydney is a popular Gloucestershire town on the edge of the Forest of Dean, offering a great mix of local amenities and access to the countryside. The town has a range of shops, supermarkets, cafés, and pubs, along with schools, leisure facilities, and a community hospital. For commuters, Lydney has its own railway station with direct services to Gloucester, Newport, and Cardiff, while the nearby road network provides easy links to Chepstow, Bristol, and the wider motorway system. Outdoor enthusiasts are well catered for with the River Sever and Forest of Dean close by, offering scenic walks, cycling routes, and outdoor activities.

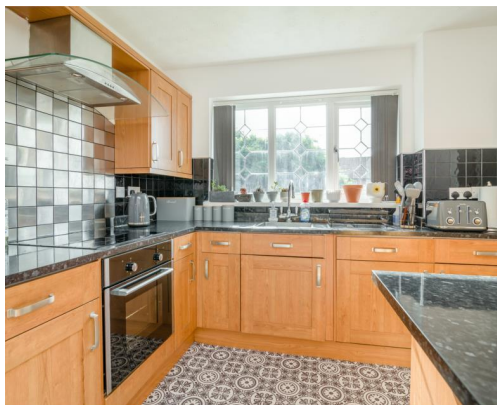


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### KEY FEATURES

- Detached modern house
- Three bedrooms and two bathrooms
- Spacious living areas with natural light
- Contemporary kitchen with bar seating
- Well-maintained garden space
- Convenient location in Lydney



# STEP INSIDE



This detached home in Lydney is designed with comfort and practicality in mind.

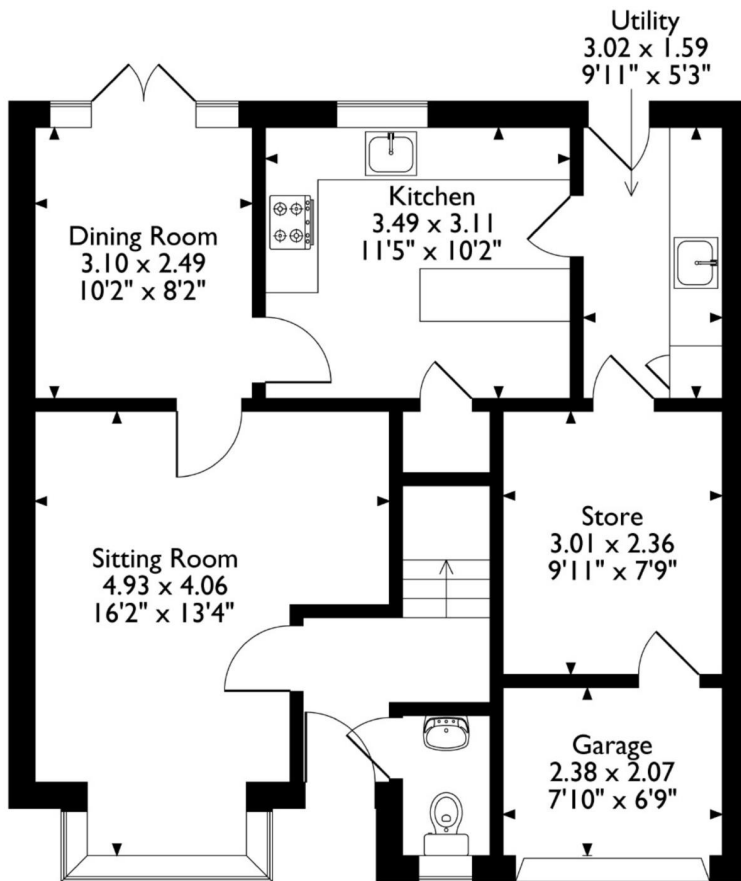
To the ground floor your welcomed into a spacious hallway that leads through to a light and spacious living room that features a bay window overlooking the front of the property.

A door leads to the dining room with French doors out to the garden and then leads into the kitchen.

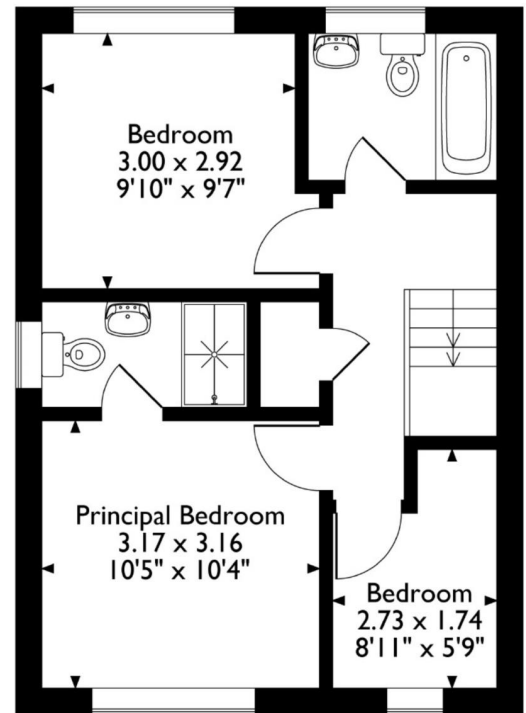
The modern kitchen is fitted with wooden cabinets, a practical worktop, and a breakfast bar for casual dining, and a door into the utility room where you will find a further door to the garden and access into the garage which has been partly converted into a storage room.

There is also a downstairs WC, perfect when entertaining friends and family.

## Approximate Gross Internal Area 103 Sq M / 1109 Sq Ft



**Ground Floor**



**First Floor**

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Upstairs, the property offers three bedrooms.

Two double bedrooms and versatile in use, while the third is ideal as a child's room, home office, or guest space.

The main bathroom is fitted with modern fixtures and tiled finishes, whilst the principal bedroom has an ensuite shower room.

The layout throughout is simple and functional, with well-proportioned rooms and good natural light.

# STEP OUTSIDE



To the front of the property is offroad parking on the driveway for two cars and to the rear of the property features a manageable garden space, ideal for enjoying the outdoors.

The spacious garden invites a variety of outdoor activities, from family gatherings to simply relaxing in the fresh air. With its well-kept appearance, the garden enhances the appeal of this detached house.

## INFORMATION

Postcode: GL15 5NN  
Tenure: Freehold  
Tax Band: D  
Heating: Gas  
Drainage: Mains  
EPC: C





## DIRECTIONS

What3words: ///nuzzled.culling.kick



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		83
(81-91)	B		
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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