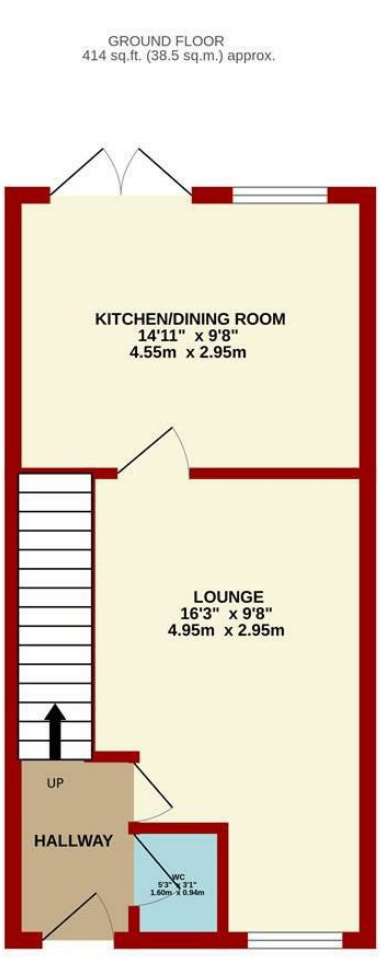
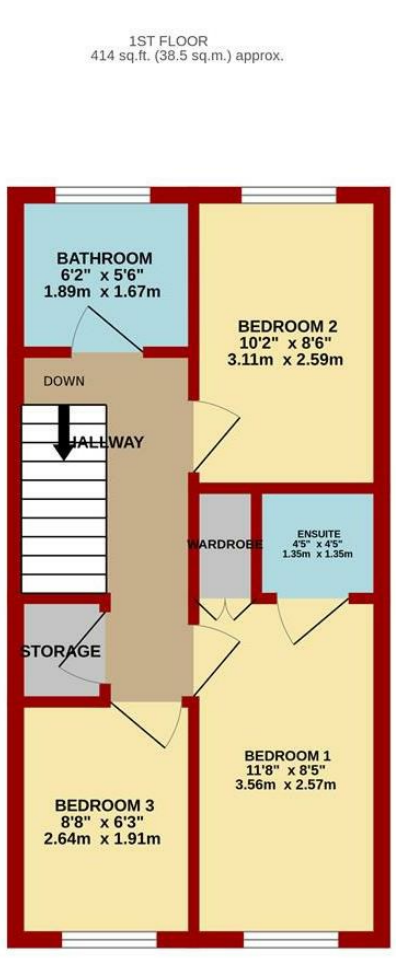
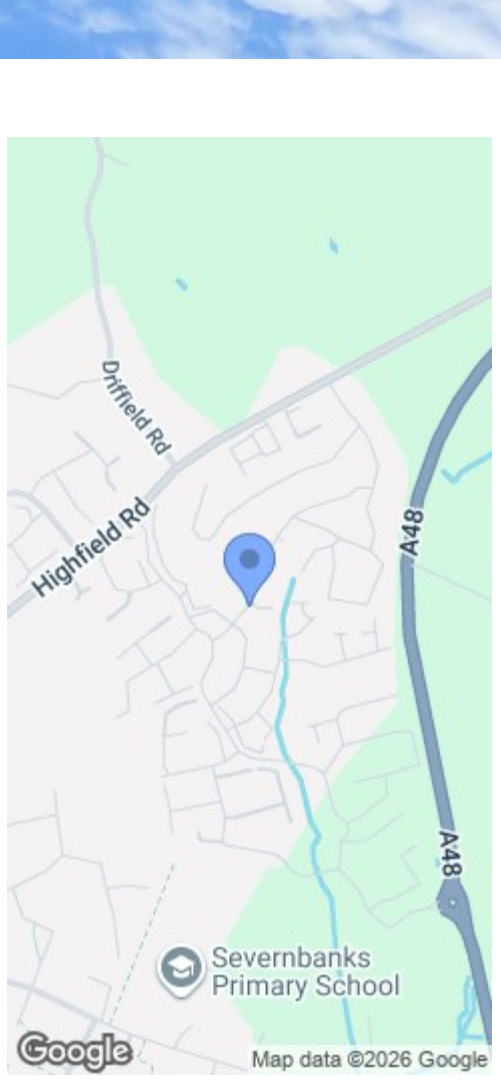
24 Cooke Way
Lydney GL15 5TW

STEVE GOOCH
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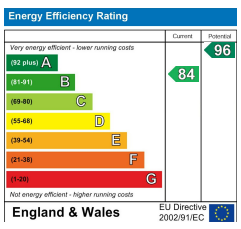


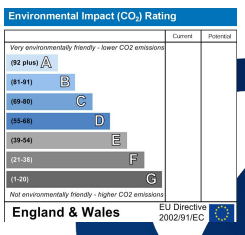






TOTAL FLOOR AREA : 828 sq.ft. (76.9 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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MISREPRESENTATION DISCLAIMER
All reasonable steps have been taken with the preparation of these particulars but complete accuracy 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.

£295,000

A WELL-PRESENTED THREE-BEDROOM HOME offering spacious and versatile accommodation, including a GENEROUS KITCHEN/DINING ROOM, PRINCIPAL BEDROOM WITH EN-SUITE, TWO ALLOCATED PARKING SPACES and an ENCLOSED TIERED REAR GARDEN. The property further benefits from built-in storage, a downstairs cloakroom and a useful third bedroom currently utilised as a home office.

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
Entered via a uPVC entrance door into a welcoming hallway with wood-effect flooring continuing into the cloakroom, radiator, staircase leading to the first floor and access to the ground-floor accommodation.

CLOAKROOM
5'03 x 3'01 (1.60m x 0.94m)
Comprising low-level WC and wash hand basin, with wood-effect flooring continuing from the entrance hall.

LOUNGE
16'3 x 11'8 (4.95m x 3.56m)
A well-proportioned reception room featuring a double-glazed uPVC bay window to the front aspect, radiator, power points and television point.

KITCHEN/DINING ROOM
14'11 x 9'08 (4.55m x 2.95m)
Kitchen/Dining Room (14'11 x 9'08)
A spacious fitted kitchen/dining room comprising a range of contemporary grey wall and base units with roll-edge work surfaces and integrated appliances. Double-glazed uPVC window overlooking the rear garden, radiator and useful understairs storage cupboard. Further cupboard housing the boiler.

FIRST FLOOR LANDING
Providing access to the bedrooms and family bathroom.

BEDROOM ONE
11'08 x 8'05 (3.56m x 2.57m)
A generous double bedroom with a double-glazed uPVC window to the front aspect, radiator and built-in wardrobes with mirrored sliding doors. Door to:

EN-SUITE
4'05 x 4'05 (1.35m x 1.35m)
Comprising a walk-in shower enclosure with mains-fed shower, low-level WC and wash hand basin with mirror over.

BEDROOM TWO
10'02 x 8'06 (3.10m x 2.59m)
A further double bedroom with a double-glazed uPVC window overlooking the rear, radiator, power points and built-in wardrobes with mirrored sliding doors.

BEDROOM THREE
8'08 x 6'03 (2.64m x 1.91m)
A versatile single bedroom with a double-glazed uPVC window to the front aspect. Currently utilised as a home office, the room would also make an ideal nursery or occasional bedroom.

FAMILY BATHROOM
6'2 x 5'6 (1.88m x 1.68m)
Comprising a panelled bath with mains-fed shower over, shower screen, low-level WC and wash hand basin. Double-glazed obscure uPVC window to the rear.

OUTSIDE
To the front of the property is a pleasant lawned garden with paved pathway leading to the entrance door. Two allocated off-road parking spaces are positioned to the right-hand side of the property, with gated access leading into the rear garden.
The enclosed rear garden is arranged over two levels. The upper level features an artificial lawn and paved patio, providing a useful seating and entertaining area. Steps descend to a further lawned section, with the garden enclosed by fencing.

SERVICES
Mains gas, electricity, water and drainage.

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 Coleford town centre, turn right at the traffic lights signposted Lydney. Drive through Bream towards Lydney until reaching Lydney High Street. Take a left turning at the junction onto Hill Street and continue along the road until reaching Highfield Road. At the traffic lights, turn right into Rodley Manor Way and continue along until reaching the left turning into Cooke Way, where the property can be found 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)