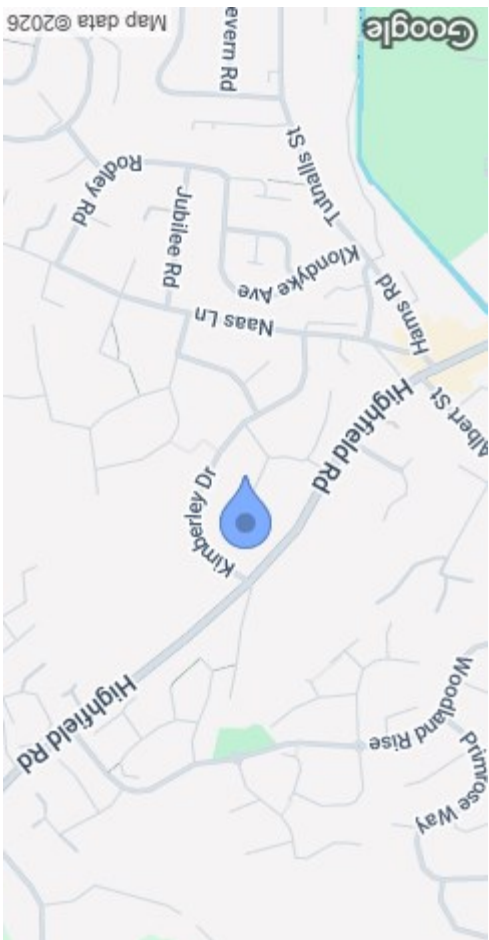




MISREPRESENTATION DISCLAIMER  
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be 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 <sub>2</sub> ) Rating
 A: 93-100 kWh/m <sup>2</sup> (new energy cost) B: 81-92 kWh/m <sup>2</sup> C: 69-80 kWh/m <sup>2</sup> D: 55-68 kWh/m <sup>2</sup> E: 45-54 kWh/m <sup>2</sup> F: 35-44 kWh/m <sup>2</sup> G: 1-34 kWh/m <sup>2</sup> (new energy cost)	 A: 10-35 g/kWh B: 36-45 g/kWh C: 46-55 g/kWh D: 56-65 g/kWh E: 66-75 g/kWh F: 76-85 g/kWh G: 86-100 g/kWh



8 Kimberley Close  
 Lydney GL15 5AE

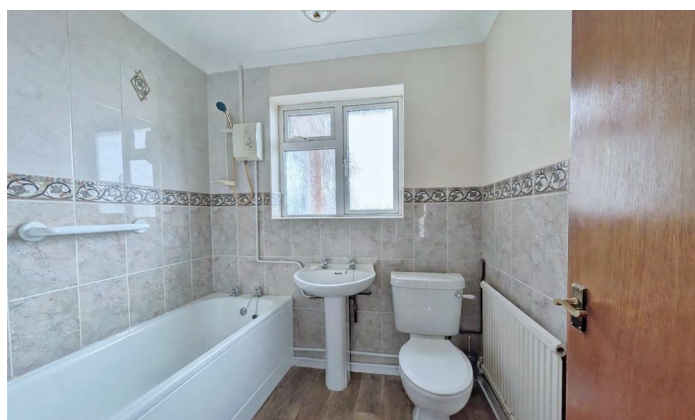
## Offers Over £270,000

A THREE BEDROOM SEMI-DETACHED DORMER BUNGALOW situated in a quiet cul-de-sac on Kimberly Close. The property BENEFITS FROM BEING WITHIN WALKING DISTANCE TO LYDNEY TOWN CENTRE, ALONG WITH AMPLE OFF-ROAD PARKING. It features a LARGE GARAGE/WORKSHOP, A GOOD-SIZED REAR GARDEN, A LARGE LOUNGE, A SEPARATE DINING ROOM, AND A BRIGHT AND AIRY KITCHEN. Benefitting a BRAND NEW ROOF, THIS PROPERTY IS BEING SOLD WITH NO ONWARD CHAIN.

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.



Property is accessed via a partly glazed frosted door into:

### PORCH

8'06 x 5'06 (2.59m x 1.68m)

Front aspect double glazed UPVC windows, wooden frosted door giving access into:

### ENTRANCE HALLWAY

Stairs to first floor landing, airing cupboard space housing a radiator, doors giving access into all rooms.

### BEDROOM 2

11'05 x 9'11 (3.48m x 3.02m)

Rear aspect double glazed UPVC window, radiator, power points.

### BEDROOM 3

9'01 x 10'11 (2.77m x 3.33m)

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

### BATHROOM

6'10 x 6'01 (2.08m x 1.85m)

Rear aspect double glazed UPVC frosted window, close coupled WC, sink with tap over, panelled bath with bath taps over and a shower attachment above.

### LOUNGE

15'10 x 13'09 (4.83m x 4.19m)

Front aspect double glazed UPVC window, feature gas fireplace with surround, radiator, power points.

### DINING ROOM

9'11 x 10'00 (3.02m x 3.05m)

Worcester boiler, radiator, power points, archway giving access into:

### KITCHEN

10'10 x 11'09 (3.30m x 3.58m)

Rear and side aspect double glazed UPVC windows, a range of wall, drawer and base mounted units, space for washing machine, space for drier, power points, side aspect double glazed UPVC frosted door which gives access out to the garden.

From the hallway, stairs giving access up to landing space.

### LANDING

Large cupboard space which gives access to the eaves storage which is currently being used as a wardrobe space and has hanging and shelving options within, further eaves storage space, door giving access into:

### BEDROOM 1

13'06 x 10'10 (4.11m x 3.30m)

Rear aspect double glazed UPVC window, eave storage space, radiator, power points.

### OUTSIDE

To the front of the property there is off-road parking for several cars. There are a few steps leading up to the front door into the porch.

The rear garden there is a patio area, a raised patio area, a pathway, a laid to lawn area, pond, oil tank, garden shed. This is all surrounded by fencing.

### GARAGE/WORKSHOP

10'08 x 24'00 (3.25m x 7.32m)

Accessed via two wooden doors. Power and lighting, side and rear aspect single glazed window.

### SERVICES

Oil, Water, Electricity 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 - rates to be advised.

### 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 Lydney High Street, head towards Newerne Street then turn right onto Hams Road and then immediately left onto Naas Lane. Turn left into Kimberly Drive and then left into Kimberly Close. The property can be found on the 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)