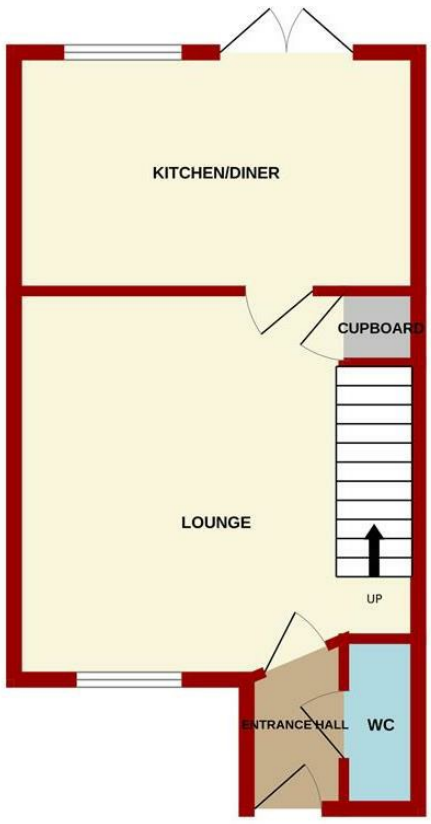
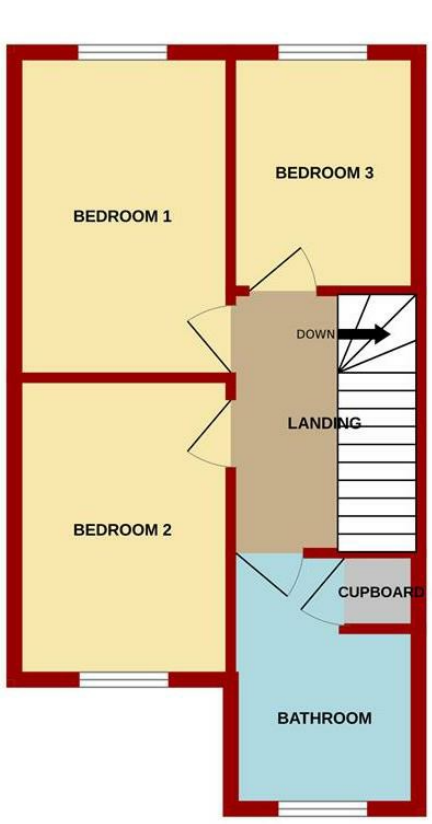
STEVE GOOCH
ESTATE AGENTS | EST 1985

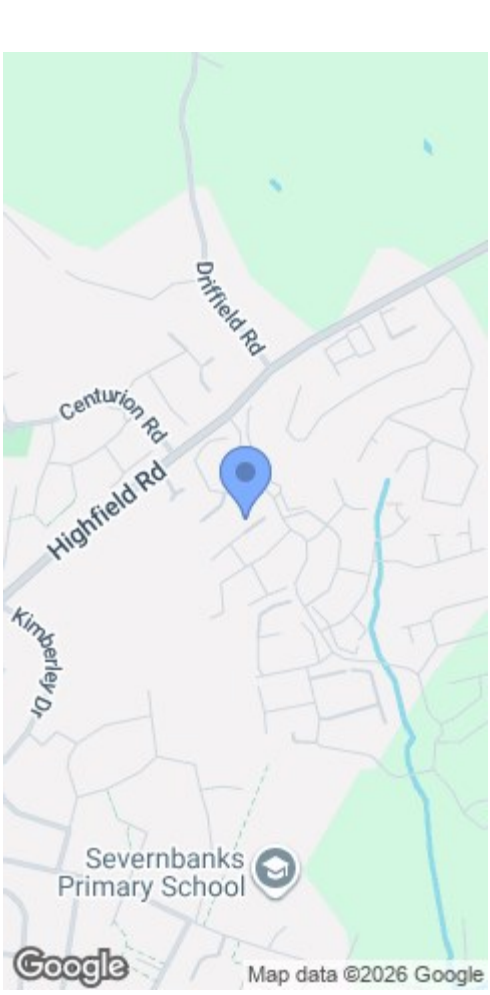
22 Pugh Rise
Lydney GL15 5TR

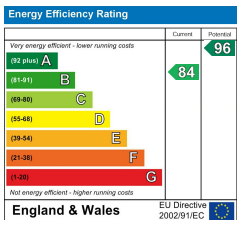


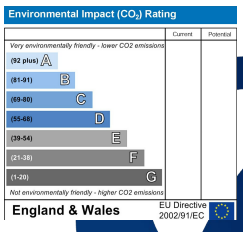




Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2026







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.

£278,000

A well-presented three-bedroom semi-detached home, ideally suited to first-time buyers and families alike, offering well-proportioned accommodation throughout. The property benefits from a SPACIOUS LOUNGE, KITCHEN/DINER, GROUND FLOOR WC, THREE BEDROOMS and a FAMILY BATHROOM. Outside, there is OFF-ROAD PARKING FOR TWO/THREE VEHICLES to the front, together with a GOOD-SIZED ENCLOSED REAR GARDEN featuring a patio seating area, artificial lawn and a LARGE SHED/WORKSHOP.

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.



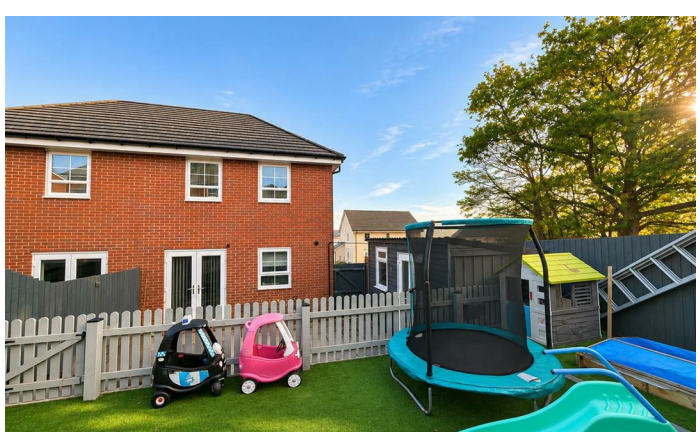












ENTRANCE HALLWAY
6'5" x 3'6" (1.96m x 1.07m)
Accessed via a composite entrance door, with radiator and power points.

CLOAKROOM
6'4" x 2'9" (1.93m x 0.84m)
Fitted with a pedestal wash hand basin with tiled splashback, low-level WC, radiator and tiled flooring.

LOUNGE
15'0" x 14'4" (4.57m x 4.37m)
A spacious reception room with wood-effect flooring, radiator, power points, television point and useful understairs storage cupboard. Stairs lead to the first floor, with wall panelling and a front-aspect double-glazed UPVC window.

KITCHEN/DINER
14'11" x 8'9" (4.55m x 2.67m)
Fitted with a range of base, wall and drawer-mounted units with rolled-edge work surfaces, incorporating a stainless steel single-bowl, single-drainer sink unit with mixer tap. Integrated oven, four-ring gas hob with stainless steel extractor hood and splashback. Space for fridge/freezer and plumbing for washing machine. Further features include tiled flooring, inset ceiling spotlights, radiator, power and appliance points, rear-aspect double-glazed UPVC window and double-glazed UPVC double doors opening onto the rear garden. Space for dining table and chairs.

FIRST FLOOR

LANDING
With radiator, power point and access to loft space. Doors lead to all three bedrooms and the family bathroom.

BEDROOM ONE
12'0" x 8'1" (3.66m x 2.46m)
With radiator, power points and rear-aspect double-glazed UPVC window.

BEDROOM TWO
11'2" x 8'1" (3.40m x 2.46m)
With radiator, power points and front-aspect double-glazed UPVC window.

BEDROOM THREE
8'9" x 6'6" (2.67m x 1.98m)
With radiator, power points and rear-aspect double-glazed UPVC window.

BATHROOM
9'6" x 6'7" (2.90m x 2.01m)
Fitted with a white suite comprising panelled bath with mains-fed shower over, enclosed by tiling, low-level WC and pedestal wash hand basin with tiled splashback. Radiator, useful storage cupboard over the stairs and front-aspect frosted double-glazed UPVC window.

OUTSIDE

FRONT
A driveway providing OFF-ROAD PARKING FOR TWO/THREE VEHICLES, with steps leading up to the front entrance. Gated side access leads through to the rear garden.

REAR GARDEN
A good-sized enclosed rear garden featuring a large patio seating area, outside tap and power points. Steps lead up to a raised area laid with artificial grass, together with a LARGE SHED/WORKSHOP providing excellent additional storage or workspace.

SERVICES
Mains - Water, Electricity, Drainage and gas

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 are 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 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 turning right in to Glastonbury Drive, then turn right in to Paskin Heights where the property can be found directly ahead.

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.