# 42 Lancaster Drive
Lydney GL15 5SL

STEVE GOOCH
ESTATE AGENTS | EST 1985

GROUND FLOOR
829 sq.ft. (77.0 sq.m.) approx.

TOTAL FLOOR AREA : 829 sq.ft. (77.0 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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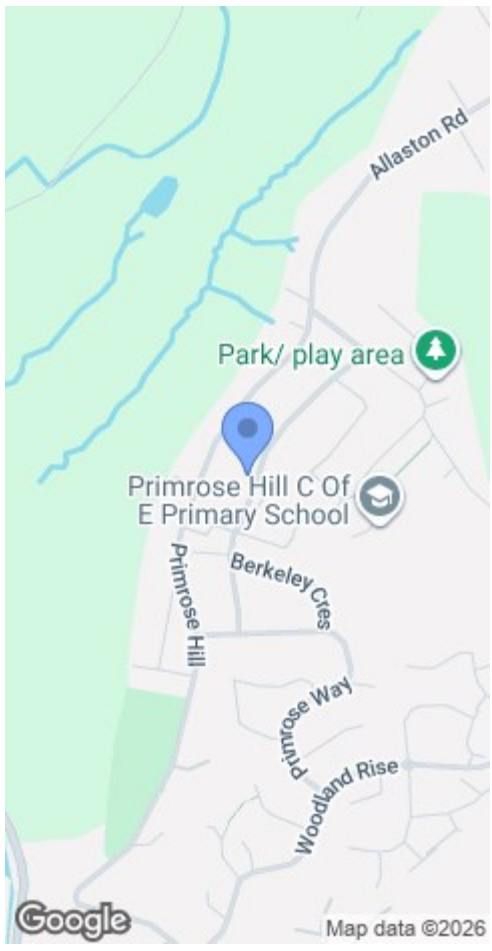


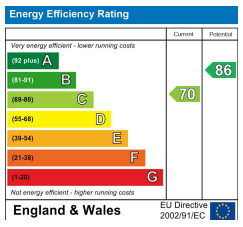


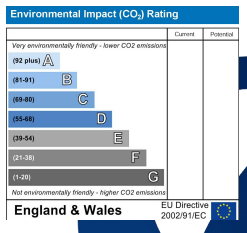


MISREPRESENTATION DISCLAIMER
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased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

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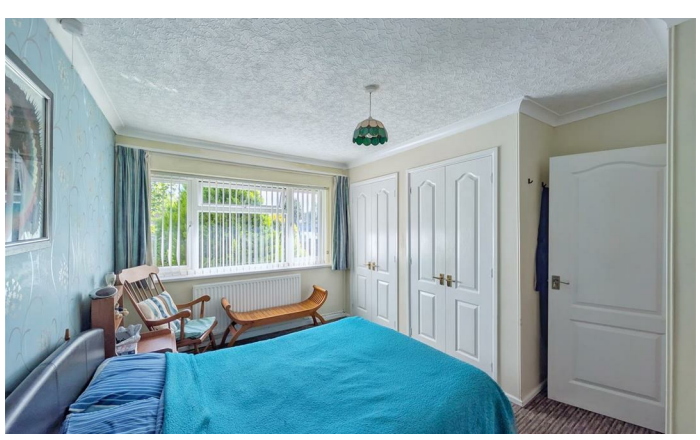
# Offers Over £250,000

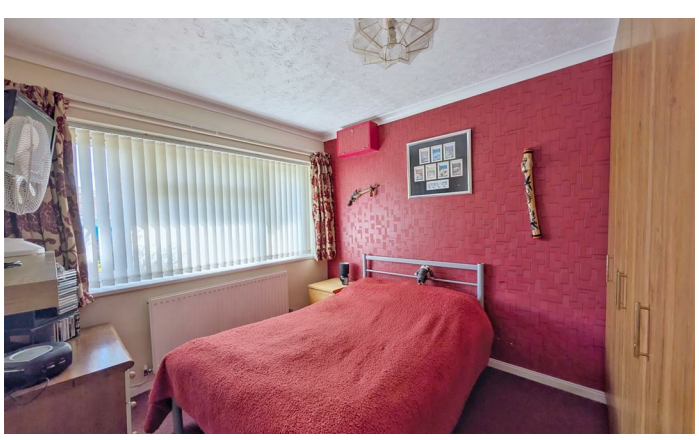
A WELL-PRESENTED TWO-BEDROOM SEMI-DETACHED BUNGALOW WITH CONSERVATORY, PRIVATE WEST-FACING REAR GARDEN and OFF-ROAD PARKING for TWO VEHICLES with CARPORT. The bungalow benefits from a NEW ROOF and NEW BOILER.

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
Accessed via a part double glazed UPVC frosted door, the entrance hallway has wood-effect flooring, radiator, power points and a useful airing cupboard housing the radiator and providing shelving. Doors lead to the lounge and kitchen, with further access to the bedrooms and shower room.

## LOUNGE
17'1" x 10'9" (5.21m x 3.28m)
A well-proportioned reception room with wood-effect flooring, feature fireplace with inset gas fire, radiator, power points, television point and coving. Sliding double glazed doors provide access into the conservatory.

## CONSERVATORY
9'11" x 6'11" (3.02m x 2.11m)
Enjoying views over and access to the rear garden, the conservatory has wood-effect flooring, power points, side and rear aspect double glazed UPVC windows and a polycarbonate roof. A double glazed UPVC door leads directly onto the patio and covered patio area.

## KITCHEN
10'6" x 9'0" (3.20m x 2.74m)
Fitted with a range of base, wall and drawer-mounted units with roll-edge worktops over, incorporating a four-ring gas hob with integrated oven beneath and a stainless steel single bowl, single drainer sink unit with mixer tap. There is space for an under-counter fridge, together with radiator, power points, appliance points, part-tiled walls, coving and a rear aspect double glazed UPVC window. A double glazed UPVC door leads into the utility/study.

## UTILITY / STUDY
12'10" x 10'4" (3.91m x 3.15m)
A versatile additional room with worktop and wall-mounted storage units above, together with space and plumbing for a washing machine and further white goods beneath. Radiator, power points, coving, front and rear aspect double glazed UPVC windows and front and rear aspect double glazed UPVC doors. The front door provides access onto the driveway/carport, whilst the rear door opens onto the covered patio and garden.

## BEDROOM ONE
12'10" x 10'10" (3.91m x 3.30m)
A good-sized double bedroom with radiator, power points, coving, three sets of double doors providing access to built-in wardrobes and a front aspect double glazed UPVC window.

## BEDROOM TWO
10'10" x 8'10" (3.30m x 2.69m)
Further double bedroom with radiator, power points, built-in wardrobes and front aspect double glazed UPVC window.

## SHOWER ROOM
7'8" x 5'6" (2.34m x 1.68m)
Fitted with a double shower enclosure with mains-fed shower, WC and vanity wash hand basin. The room has tiled flooring, part-tiled walls, heated towel rail and two side aspect double glazed UPVC frosted windows.

## OUTSIDE
To the front of the property is a driveway providing OFF-ROAD PARKING FOR TWO VEHICLES, with part of the driveway being covered to provide a useful CARPORT. There is also an outside tap. The front garden is laid predominantly to slate with mature shrubs and bushes.

## REAR GARDEN
The rear garden is particularly PRIVATE AND LOW MAINTENANCE, being laid predominantly to patio with gravel borders and mature shrubs. A picket-fenced section provides raised vegetable beds constructed with railway sleepers, ideal for those wishing to grow their own produce. There is also a useful timber-built shed with UPVC cladding, UPVC double glazed door and polycarbonate roof. The garden is enclosed by a combination of fenced and hedged boundaries and enjoys a WEST-FACING ASPECT.

## 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 to be confirmed

## LOCAL AUTHORITY
Council Tax Band: B
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, head towards Gloucester taking the first left hand turning into Albert Street, continue up over Primrose Hill going past the church on your right hand side and take the next turning right into Court Road, continue along turning right into Lancaster Drive 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)