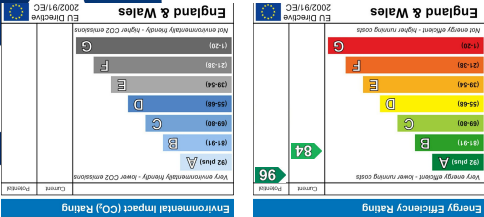


MISREPRESENTATION DISCLAIMER
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased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



£290,000

A well-presented three-bedroom semi-detached house, offering SPACIOUS AND WELL-PLANNED ACCOMMODATION, TWO BATHROOMS INCLUDING AN EN-SUITE, OFF-ROAD PARKING FOR TWO CARS, a LANDSCAPED TIERED REAR GARDEN and a PRIVATE OUTLOOK WITH MATURE TREES, making this an ideal modern family home.

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

Approached via a double-glazed composite door, with wood-effect flooring, radiator, power points, double doors into a useful storage cupboard and a door into the downstairs WC. Stairs lead to the first floor.

CLOAKROOM

6'03" x 3'01" (1.91m x 0.94m)

Comprising a low-level WC, wash hand basin with tiled splashback, radiator and extractor fan.

KITCHEN / DINER

15'06" x 8'09" (4.72m x 2.67m)

Fitted with a range of base, wall and drawer-mounted units with roll-edge worktops over, incorporating a single drainer stainless steel sink unit with mixer tap. There is an integrated oven with four-ring gas hob, stainless steel splashback and extractor fan over, together with space and plumbing for a washing machine and dishwasher, plus space for a fridge freezer. There is ample space for a dining table and chairs, radiator, power points, appliance points and inset ceiling spotlights. Front and side-aspect double-glazed uPVC windows and double doors opening onto the rear garden.

LOUNGE

15'06" x 10'08" (4.72m x 3.25m)

A spacious reception room with radiator, power points and front and side-aspect double-glazed uPVC windows.

FIRST FLOOR LANDING

With power points, access to the loft space and a useful storage cupboard. Doors lead to all three bedrooms and the family bathroom.

BEDROOM ONE

10'09" x 10'07" (3.28m x 3.23m)

With radiator, power points, television point, side-aspect double-glazed uPVC window and a door leading into the en-suite shower room.

EN - SUITE

7'06" x 4'07" (2.29m x 1.40m)

Fitted with an enclosed double shower with mains-fed shower, low-level WC and pedestal wash hand basin with tiled splashback. There is also a radiator, extractor fan and front-aspect double-glazed obscure uPVC window.

BEDROOM TWO

11'09" x 8'09" (3.58m x 2.67m)

With radiator, power points and front-aspect double-glazed uPVC window.

BEDROOM THREE

8'09" x 6'07" (2.67m x 2.01m)

With radiator, power point and side-aspect double-glazed uPVC window.

FAMILY BATHROOM

6'11" x 5'06" (2.11m x 1.68m)

Fitted with a white suite comprising panelled bath with tiled surround, pedestal wash hand basin with tiled splashback and low-level WC. There is also a radiator, extractor fan and front-aspect double-glazed obscure uPVC window.

OUTSIDE

To the front of the property is off-road parking for two vehicles, in addition to an EV charging point.

The front garden is designed for ease of maintenance and is predominantly laid to slate, with a pathway leading to the front door and gated access providing entry into the rear garden.

The rear garden has been thoughtfully landscaped over two tiers. The upper level features a central artificial lawn with paved areas, with steps leading down to the lower level. The lower tier provides a further artificial lawn and a garden shed. The garden is enclosed by a combination of fencing and walling and benefits from a particularly private aspect, with mature trees adjoining the side of the property.

SERVICES

Mains - electric, water, 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.

VIEWING

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)

AWAITING VENDOR APPROVAL

These details are yet to be approved by the vendor. Please contact the office for verified details.

