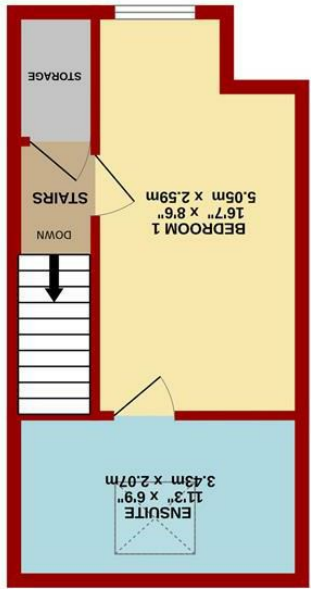
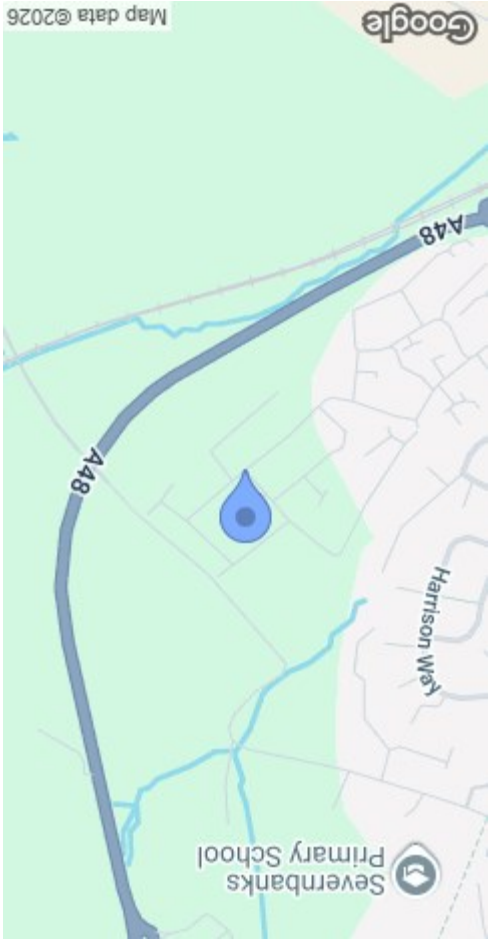
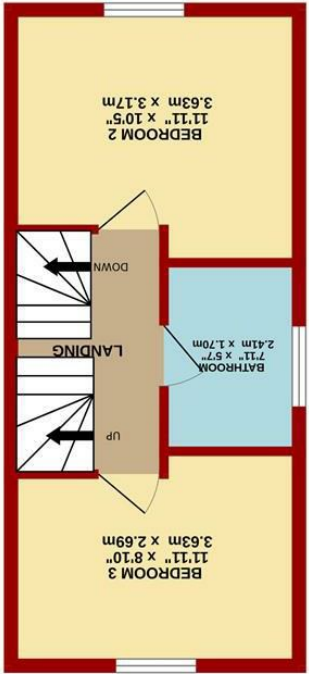


MISREPRESENTATION DISCLAIMER
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased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

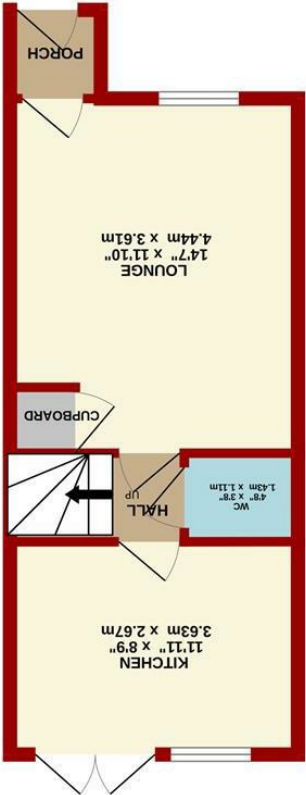
Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Future	Current	Future
95		83	
Very energy efficient - low running costs		Very energy efficient - low running costs	
A		A	
(93-100)		(93-100)	
B		B	
(81-92)		(81-92)	
C		C	
(69-80)		(69-80)	
D		D	
(55-68)		(55-68)	
E		E	
(39-54)		(39-54)	
F		F	
(29-38)		(29-38)	
G		G	
(1-28)		(1-28)	
Not energy efficient - high running costs		Not energy efficient - high running costs	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	
2022/9/EC		2022/9/EC	



2ND FLOOR
267 sq. ft. (24.8 sq.m.) approx.



1ST FLOOR
320 sq. ft. (29.7 sq.m.) approx.



GROUND FLOOR
333 sq. ft. (31.0 sq.m.) approx.



90 Kingfisher Drive
Lydney GL15 5FX

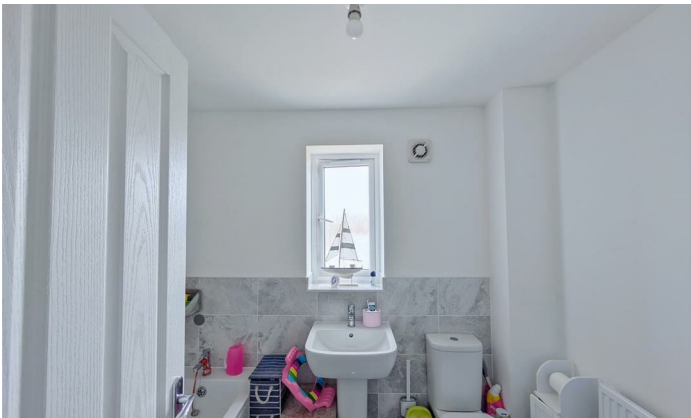
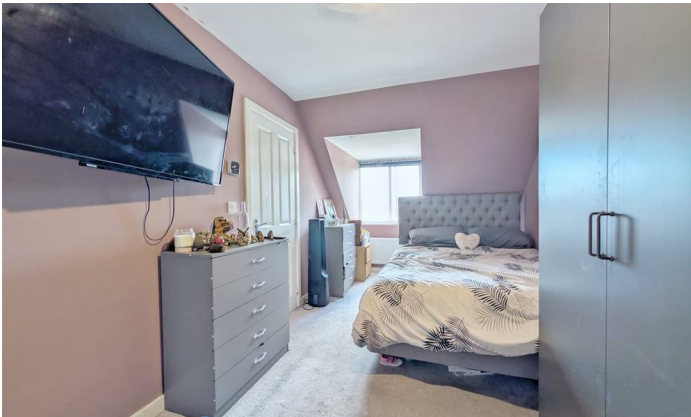
Offers Over £250,000

BEAUTIFULLY PRESENTED THREE-BEDROOM FAMILY HOME built in 2022, offering SPACIOUS ACCOMMODATION ARRANGED OVER THREE FLOORS, making it an ideal purchase for first-time buyers, young families or those looking to upsize. Benefiting from a MODERN KITCHEN/DINER, EN-SUITE PRINCIPAL BEDROOM, ENCLOSED REAR GARDEN and OFF-ROAD PARKING, this superb home is conveniently located close to Lydney town centre, schools, transport links and the beautiful surrounding Forest of Dean.

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 PORCH

Door into:

LOUNGE

14'7" x 11'10" (4.45m x 3.61m)

A bright and comfortable reception room with window to the front aspect, useful understairs storage cupboard and door leading through to the inner hallway.

INNER HALLWAY

Stairs to first floor, doors into the cloakroom and kitchen/diner.

CLOAKROOM

4'8" x 3'8" (1.42m x 1.12m)

Fitted with a WC and wash hand basin.

KITCHEN/DINER

11'11" x 8'9" (3.63m x 2.67m)

Modern fitted kitchen incorporating a range of base and wall mounted units with worktops, integrated oven, gas hob and extractor hood, space and plumbing for appliances, ample room for a dining table and French doors opening onto the rear garden.

FIRST FLOOR LANDING

Stairs rising to the second floor.

BEDROOM TWO

11'11" x 10'5" (3.63m x 3.18m)

A generous double bedroom overlooking the front.

BEDROOM THREE

11'11" x 8'10" (3.63m x 2.69m)

A well-proportioned double bedroom overlooking the rear.

FAMILY BATHROOM

7'11" x 5'7" (2.41m x 1.70m)

Fitted with a modern white suite comprising panelled bath with shower over, wash hand basin and WC.

SECOND FLOOR

BEDROOM ONE

16'7" x 8'6" (5.05m x 2.59m)

Occupying the entire top floor, this spacious principal suite enjoys a private feel and benefits from built-in storage together with access to the en-suite.

EN-SUITE

11'3" x 6'9" (3.43m x 2.06m)

A generous en-suite shower room fitted with a shower enclosure, WC and wash hand basin, complemented by a Velux roof window providing excellent natural light.

OUTSIDE

To the front, the property benefits from off-road parking with a pathway leading to the entrance and gated access to the rear garden.

The enclosed rear garden is predominantly laid to lawn with a paved seating area, enclosed by timber fencing and providing an excellent outdoor space for families, entertaining and al fresco dining.

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 Water - Rates 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 the Steve Gooch Coleford office, proceed down to the traffic lights and turn right onto Old Station Way. Continue towards St Briavels before turning left onto Bream Avenue, signposted for Bream and Lydney. Follow this road into Lydney and, at the T-junction in the town centre, turn right onto High Street. Continue to the roundabout and take the first exit onto the bypass. Proceed over the railway bridge and continue straight over the first roundabout. At the second roundabout, take the first exit left, then take the first turning on the right into the development. Follow the road around, where the property will be found on the right-hand side, clearly identified by 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.

