



2 Bayliss Close
Lydney GL15 5FW



STEVE GOOCH
ESTATE AGENTS | EST 1985

2 Bayliss Close Lydney GL15 5FW

£250,000

A well-presented and spacious family home situated in a popular residential location, offering a GENEROUS LOUNGE, MODERN KITCHEN/DINER, DOWNSTAIRS CLOAKROOM, THREE BEDROOMS, EN-SUITE SHOWER ROOM and a THOUGHTFULLY LANDSCAPED REAR GARDEN finished to an exceptional standard.

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 HALL

3'06" x 4'08" (1.07m x 1.42m)

Accessed via a composite front door. Tiled flooring, radiator, power points and door to cloakroom. Further door leads into the lounge.

CLOAKROOM

5'8" x 2'9" (1.73m x 0.84m)

Comprising low-level WC, pedestal wash hand basin with tiled splashback, radiator, tiled flooring, panelled walls and front aspect frosted double-glazed uPVC window.

LOUNGE

17'04" x 14'10" (5.28m x 4.52m)

A spacious reception room with two radiators, television and satellite points, front aspect double-glazed uPVC window and staircase leading to the first-floor landing. Door through to the kitchen/diner.

KITCHEN/DINER

14'9" x 9'1" (4.50m x 2.77m)

Fitted with a range of base, wall and drawer mounted units with wood-effect worktops. One-and-a-half bowl single drainer sink unit with mixer tap, integrated oven with four-ring gas hob and stainless steel extractor hood over. Integrated fridge/freezer, integrated dishwasher and space and plumbing for washing machine. Part-tiled walls, radiator, power and appliance points, understairs storage cupboard and cupboard housing the gas-fired combination boiler. Rear aspect double-glazed uPVC window and double-glazed uPVC French doors opening onto the rear garden. Ample space for dining table and chairs.

FIRST FLOOR LANDING

Radiator, power points, access to loft space and airing cupboard. Doors leading to all bedrooms and bathroom.

BEDROOM ONE

12'1" x 8'2" (3.68m x 2.49m)

Radiator, power points, television point, front aspect double-glazed uPVC window and door to en-suite.





EN-SUITE SHOWER ROOM

8'1" x 3'10" (2.46m x 1.17m)

Comprising double shower enclosure with mains-fed shower, low-level WC and pedestal wash hand basin. Tiled shower surround, heated towel rail and extractor fan.

BEDROOM TWO

10'3" x 8'2" (3.12m x 2.49m)

Radiator, power points and rear aspect double-glazed uPVC window.

BEDROOM THREE

8'6" x 6'5" (2.59m x 1.96m)

Radiator, power points, part-panelled walls and front aspect double-glazed uPVC window.

FAMILY BATHROOM

6'04" x 5'06" (1.93m x 1.68m)

Comprising panelled bath with electric shower over and tiled surround, low-level WC, pedestal wash hand basin, heated towel rail and part-tiled walls.

OUTSIDE

To the front of the property is a driveway providing off-road parking for two vehicles side-by-side, together with attractive gravelled and slate areas. Gated side access leads to the rear garden.

The rear garden has been thoughtfully landscaped to an exceptional standard and provides an excellent outdoor entertaining space. A large patio seating area extends directly from the property, with steps leading down to a well-maintained lawn bordered by mature flower beds and established trees. A pathway leads to a garden shed positioned at the rear of the garden, creating a practical and attractive finish to this beautifully presented outdoor space.

AGENTS NOTES

Maintenance charge - Approx. £200PA

Management Company - Firstport

SERVICES

Mains gas, electricity, water 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.

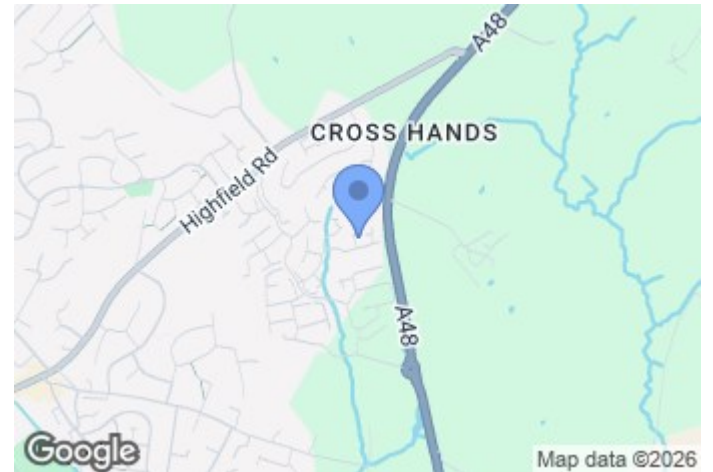
DIRECTIONS

Upon entering Lydney opposite Tesco petrol station turn left towards the town centre, continue through Lydney and head up Highfield Hill until reaching the traffic lights. At the traffic lights turn right onto the Redrow development, onto Rodley Manor Way, proceed up the road and take the third left on to Barnett Way, then turn right on to Duncan Drive and left in to Bayliss Close where the property can be found on your left hand side.

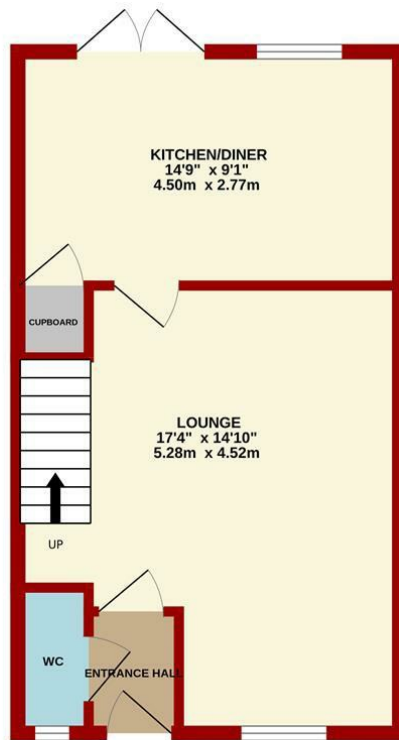
PROPERTY SURVEYS

Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys)

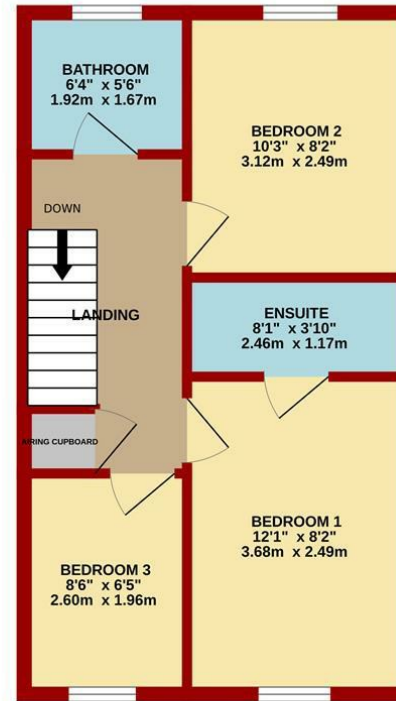




GROUND FLOOR
409 sq.ft. (38.0 sq.m.) approx.



1ST FLOOR
409 sq.ft. (38.0 sq.m.) approx.



TOTAL FLOOR AREA: 818 sq.ft. (76.0 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.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A		96	(81-91) A
(81-91) B			(69-80) B
(69-80) C			(55-68) C
(55-68) D			(39-54) D
(39-54) E			(21-38) E
(21-38) F			(1-20) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC





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