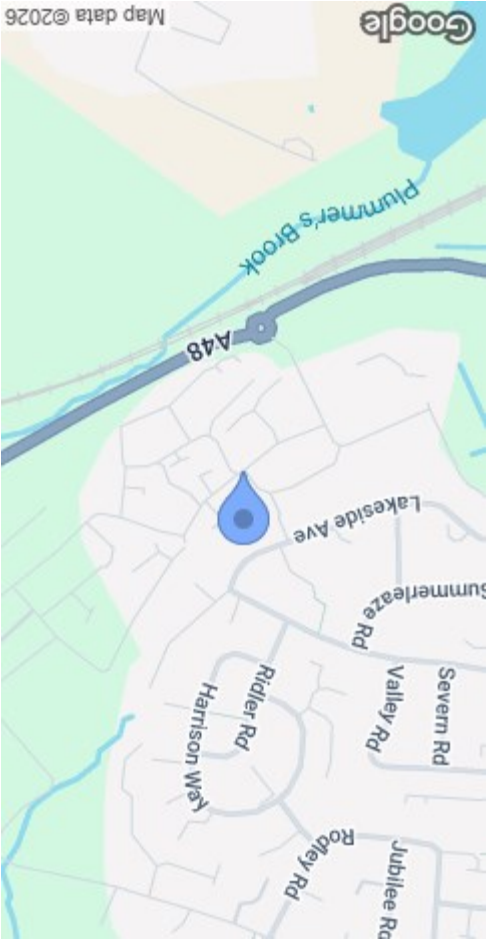


MISREPRESENTATION DISCLAIMER
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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	
Current	85
Minimum	35
Energy Efficiency Rating Legend	
A (92-100) Very energy efficient - lower running costs	
B (81-91) Energy efficient - lower running costs	
C (69-80) Reasonably energy efficient - lower running costs	
D (55-68) Below average energy efficiency - higher running costs	
E (39-54) Poor energy efficiency - higher running costs	
F (29-38) Poor energy efficiency - higher running costs	
G (1-28) Very poor energy efficiency - higher running costs	

Environmental Impact (CO ₂) Rating	
Current	34
Minimum	35
Environmental Impact (CO ₂) Rating Legend	
A (1-10) Very low environmental impact - lower CO ₂ emissions	
B (11-20) Low environmental impact - lower CO ₂ emissions	
C (21-30) Moderate environmental impact - lower CO ₂ emissions	
D (31-40) Above average environmental impact - higher CO ₂ emissions	
E (41-50) High environmental impact - higher CO ₂ emissions	
F (51-60) Very high environmental impact - higher CO ₂ emissions	
G (61-70) Highest environmental impact - highest CO ₂ emissions	



10 Par Four Lane
Lydney GL15 5GD

£250,000

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

Entrance door leading into the hallway, with radiator, power point, wall-mounted thermostat, useful downstairs storage cupboard.

CLOAKROOM

5'09 x 3'03 (1.52m'2.74m x 0.91m'0.91m)

Fitted with a WC and wash hand basin. Radiator, extractor fan, consumer unit, medicine cabinet and tiled finish.

LOUNGE

15'09 x 12'08 (4.57m'2.74m x 3.66m'2.44m)

Fujitsu air-conditioning unit, radiator, television point and power points. Double-glazed uPVC French doors providing direct access to the rear garden, together with a double-glazed uPVC window to the front.

KITCHEN/BREAKFAST ROOM

15'09 x 9'02 (4.57m'2.74m x 2.74m'0.61m)

Fitted with a range of wall, base and drawer-mounted units, together with work surfaces and a breakfast bar. Built-in oven, four-ring gas hob and extractor fan. Space for a fridge/freezer and integrated dishwasher. Double-glazed uPVC window to the front, double-glazed uPVC French doors leading to the rear garden, radiator and power points.

FIRST FLOOR LANDING

Double-glazed uPVC window, useful storage cupboard and access to the bedrooms and bathroom.

BEDROOM ONE

9'02 x 9'02 (2.74m'0.61m x 2.74m'0.61m)

Double-glazed uPVC window overlooking the rear garden with additional secondary glazing. Radiator, television point, telephone point, power points and two built-in storage cupboards. Door leading into:

EN-SUITE SHOWER ROOM

9'01 x 3'11 (2.74m'0.30m x 0.91m'3.35m)

Fitted with a WC, pedestal wash hand basin and walk-in shower enclosure with a mains-fed shower. Tiled walls.

BEDROOM TWO

18'08 x 8'00 (5.49m'2.44m x 2.44m'0.00m)

A generously proportioned bedroom featuring two double-glazed uPVC windows to the front with additional secondary glazing. Radiator, television point and power points.

BEDROOM THREE

8'05 x 7'05 (2.44m'1.52m x 2.13m'1.52m)

Double-glazed uPVC window overlooking the rear garden. Radiator, television point and power points.

BATHROOM

5'6 x 7'1 (1.52m'1.83m x 2.13m'0.30m)

Fitted with a white suite comprising a panelled bath, wash hand basin and WC. Heated towel rail, shaver point, extractor fan and obscure double-glazed uPVC window to the front.

OUTSIDE

To the front of the property is a lawned and gravelled area, with a pathway leading to the entrance door and a driveway providing access to the garage. To the rear is an enclosed, low-maintenance garden laid with artificial grass for ease of upkeep, together with a paved patio seating area. The garden is enclosed by fencing and provides access to the garage.

The single garage is fitted with power and lighting and houses the solar panel equipment. An up-and-over door to the front, while a partially double-glazed uPVC door provides access to the rear patio.

AGENTS NOTES

Maintenance Charge of £250 per annum.

SERVICES

Mains gas, electricity, water and drainage. Owned solar panels with battery.

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 Coleford office, proceed to the traffic lights and turn right onto Old Station Way. Continue towards St Briavels, turning left onto Bream Avenue towards Bream and Lydney. At the T-junction in Lydney town centre, turn right onto High Street, then left at the roundabout onto the bypass. Continue over the railway line, straight across the first roundabout and turn left at the second. Take the first right, where the property can be found shortly on the right-hand side, as indicated 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.

