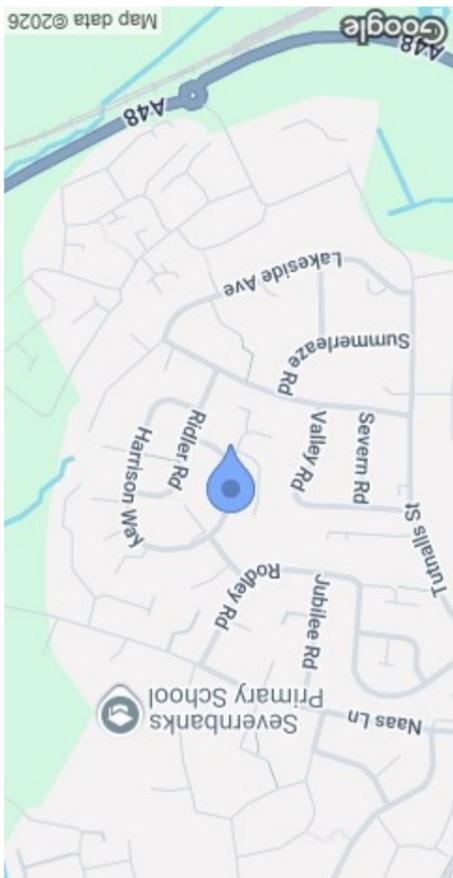




MISREPRESENTATION DISCLAIMER  
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be 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 <sub>2</sub> ) Rating
 A: 93-100 kWh/m <sup>2</sup> (Very low energy)   B: 81-92 kWh/m <sup>2</sup>   C: 69-80 kWh/m <sup>2</sup>   D: 55-68 kWh/m <sup>2</sup>   E: 45-54 kWh/m <sup>2</sup>   F: 35-44 kWh/m <sup>2</sup>   G: 1-34 kWh/m <sup>2</sup> (Very low energy)	 A: 10-35 g/kWh (Very low energy)   B: 36-45 g/kWh   C: 46-55 g/kWh   D: 56-65 g/kWh   E: 66-75 g/kWh   F: 76-85 g/kWh   G: 86-100 g/kWh (Very low energy)



14 Hopes Close  
 Lydney GL15 5EP

**£95,000**

A WELL-PRESENTED ONE-BEDROOM HOME with OPEN-PLAN LIVING SPACE, ALLOCATED PARKING, MODERN KITCHEN, AND CONVENIENT RESIDENTIAL LOCATION, ideal for first-time buyers or investors.

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 wooden entrance door, leading into a small entrance hallway with stairs rising to the first-floor landing.

#### LANDING

Providing access to the bedroom, bathroom, a storage cupboard, and loft access.

#### BEDROOM ONE

13'06 x 9'03 (4.11m x 2.82m)

A well-proportioned double bedroom featuring a double-glazed uPVC front aspect window. Ample space for a double bed and furnishings, with the added benefit of a walk-in wardrobe/storage area currently utilised for clothing and a dressing table.

#### BATHROOM

6'01 x 6'00 (1.85m x 1.83m)

Fitted with a three-piece suite comprising a panelled bath, pedestal wash hand basin, and low-level WC. Additional features include a light with shaving point over the mirror.

#### OPEN-PLAN LIVING AREA

16'7 x 10'03 max (5.05m x 3.12m max)

A spacious open-plan lounge, dining, and kitchen area.

#### KITCHEN AREA

Recently fitted with a range of base and drawer units complemented by oak worktops. Incorporates a single sink with mixer tap, with space provided for a washing machine, oven, and fridge freezer.

#### LOUNGE/DINING AREA

Offering ample space for sofas, a dining table, and additional furnishings. Features include TV and power points, along with two double-glazed uPVC rear aspect windows overlooking the car park.

#### OUTSIDE

To the front of the property is a small lawned area and bin storage space. The property benefits from one allocated parking space located to the rear.

#### SERVICES

Mains Drainage, Electricity and Water.

#### WATER RATES

Severn Trent - rates to be advised.

#### LOCAL AUTHORITY

Council Tax Band: A  
Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.

#### TENURE

Leasehold (Lease renewed in 1992 - 965 years remaining)

#### AGENTS NOTE

Ground Rent & Service Charge: Approximately £350 per annum

#### 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.

#### 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 Newerne Street, turn right into Hams Road and immediately left onto Naas Lane. Continue along Naas Lane before turning right into Ridley Road. Take the first left onto Harrison Way, then turn left again and take the first right into Hopes Close. The property can be 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.

