75 Primrose Way
Lydney GL15 5SQ

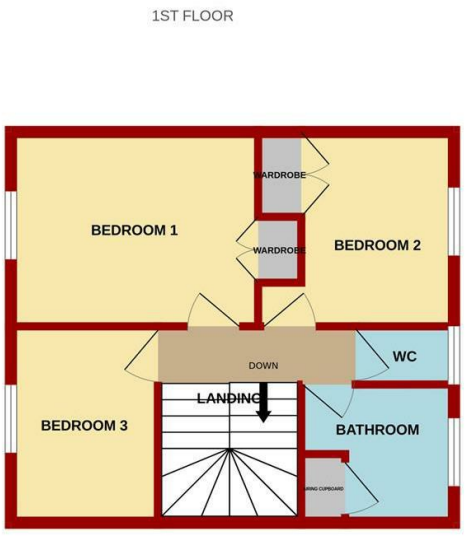
STEVE GOOCH
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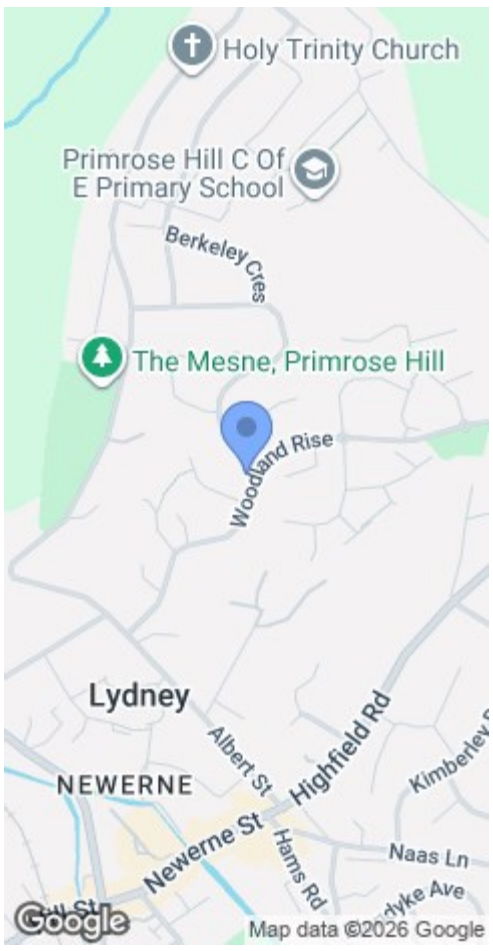


GROUND FLOOR

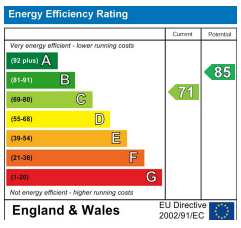


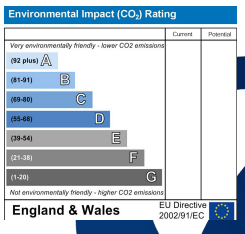
1ST FLOOR





Measurements are approximate. Not to scale. Illustrative purposes only
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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.

£283,000

Located just a SHORT WALK from LYDNEY TOWN CENTRE, this WELL-PRESENTED THREE BEDROOM DETACHED HOME sits on a LARGE END PLOT and comes to the market for the VERY FIRST TIME.

The property offers a GENEROUS LOUNGE and a SEPARATE DINING ROOM, together with THREE GOOD-SIZED BEDROOMS, providing PRACTICAL AND COMFORTABLE LIVING SPACE throughout. Externally, the home enjoys OFF-ROAD PARKING FOR TWO VEHICLES and ample outside space thanks to its enviable plot position.

This is an EXCELLENT OPPORTUNITY for those seeking a DETACHED HOME in a CONVENIENT LOCATION close to SHOPS, AMENITIES and TRANSPORT LINKS.

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.















PORCH
3'11 x 3'11 (1.19m x 1.19m)
Accessed via a partly glazed upvc frosted door. Side and front aspect double glazed upvc frosted window. Wooden door giving access into:

LOUNGE
11'11 x 13'06 (3.63m x 4.11m)
Front aspect double glazed upvc window, power points, tv point, gas fireplace, radiator, stairs to first floor landing. Opening into:

DINING ROOM
9'05 x 10'09 (2.87m x 3.28m)
Radiator, power points, rear aspect aluminium double glazed sliding doors which gives access into:

CONSERVATORY
11'10 x 10'04 (3.61m x 3.15m)
Rear and side aspect double glazed upvc windows, side aspect patio doors giving access out to the garden, power points.

From the lounge, door giving access into:

KITCHEN
11'01 x 10'01 (3.38m x 3.07m)
Rear aspect double glazed upvc window, range of wall, drawer and base mounted units, built in oven, four gas ring hob with extractor fan over, plastic one and half bowl sink and drainer unit with mixer tap over, space for washing machine, built in fridge/freezer, power points, side aspect upvc double glazed frosted door giving access out to the garden, understairs large cupboard space, radiator.

From the lounge, stairs to first floor landing.

FIRST FLOOR LANDING
Loft access space, power points, doors giving access into all rooms.

BATHROOM
6'00 x 7'05 (1.83m x 2.26m)
Rear aspect double glazed upvc frosted window, panelled bath with bath taps over with shower attachment above, sink with tap over, heated towel rail, airing cupboard space and a radiator within.

W.C
2'10 x 4'08 (0.86m x 1.42m)
Rear aspect double glazed upvc frosted window, close coupled WC.

BEDROOM ONE
11'11 x 12'00 (3.63m x 3.66m)
Front aspect double glazed upvc window, radiator, power points, built in wardrobes with hanging and shelving options, sliding doors giving access into another wardrobe space which has hanging and shelving options within.

BEDROOM TWO
9'06 x 12'01 (2.90m x 3.68m)
Rear aspect double glazed upvc window giving stunning views towards the Severn Bridge and river Severn, power points, radiator, double doors giving access into wardrobe space which has hanging and shelving options.

BEDROOM THREE
7'01 x 9'05 (2.16m x 2.87m)
Front aspect double glazed upvc window, radiator, power points.

OUTSIDE
To the front of the property there is off-road parking for 2 vehicles, gravel patio area.

Side access to the rear garden which comprises of a raised patio area, which steps down to a pathway and a laid to lawn area. The pathway leads down to a further patio and multiple gravelled areas and shed storage. All surrounded by fencing and stone chipping boarders. The garden also has stunning views out towards the Severn Bridge.

GARAGE
Accessed via electric door.

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 tbc.

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 Newerne Street in Lydney town centre, turn left onto Albert Street. Turn right onto Woodland Rise and then left into Primrose Way. The property can be found immediately on your left hand side 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)