



**7 Tiberius Avenue**  
**Lydney GL15 5PD**



**STEVE GOOCH**  
ESTATE AGENTS | EST 1985

# 7 Tiberius Avenue

## Lydney GL15 5PD

£285,000

Situated in a popular residential location, this **THREE-BEDROOM DETACHED FAMILY HOME** offers well-proportioned accommodation arranged over two floors, together with a **CONSERVATORY, EN-SUITE TO THE MAIN BEDROOM, ATTACHED GARAGE AND DRIVEWAY PARKING FOR THREE VEHICLES**. The property also benefits from a good-sized enclosed rear garden with decking, lawn and mature planting, making this a practical and appealing home for families or those looking for additional outdoor space.

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

4'03" x 3'07" (1.30m x 1.09m)

Accessed via a double glazed UPVC entrance door, the porch provides access into the entrance hallway.

## ENTRANCE HALLWAY

With radiator, power point, stairs rising to the first floor and doors leading to the cloakroom and lounge.

## CLOAKROOM

3'11" x 2'09" (1.19m x 0.84m)

Fitted with a WC, wall-mounted wash hand basin with tiled splashback, radiator and front-aspect double glazed UPVC frosted window.

## LOUNGE

16'06" x 13'05" (5.03m x 4.09m)

A well-proportioned reception room with front-aspect double glazed UPVC window, radiator, power points, television point and coving. A part-glazed wooden door leads through to the kitchen/diner.

## KITCHEN/DINER

16'04" x 8'11" (4.98m x 2.72m)

Fitted with a range of base, wall and drawer-mounted units with rolled-edge work surfaces over. There is space for a cooker with extractor hood above, plumbing for both washing machine and dishwasher, and space for a fridge/freezer. A one-and-a-half-bowl stainless steel sink and drainer with mixer tap is inset into the worktop.

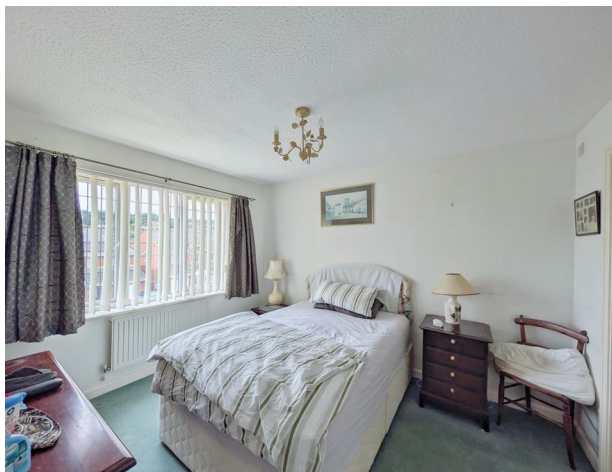
Further features include part-tiled walls, power and appliance points, radiator, coving and useful under-stairs storage cupboard. A rear-aspect double glazed UPVC window and double glazed UPVC double doors provide access to the conservatory.

## CONSERVATORY

15'07" x 10'05" (4.75m x 3.18m)

With polycarbonate roof, radiator, power points and double glazed UPVC windows to the side and rear. Double glazed UPVC double doors open onto the garden.





## FIRST FLOOR LANDING

With power point, useful storage cupboard, separate airing cupboard housing the Vaillant combi boiler, access to the loft space and side-aspect double glazed UPVC window.

## BEDROOM ONE

**11'06" x 9'06" (3.51m x 2.90m)**

With radiator, power points, front-aspect double glazed UPVC window and double doors opening into built-in wardrobes. A door leads to the en-suite shower room.

## EN-SUITE

**7'05" x 4'07" (2.26m x 1.40m)**

Comprising pedestal wash hand basin, WC and corner shower enclosure with mains shower, enclosed by tiling. There is also a heated towel rail, part-tiled walls and side-aspect double glazed UPVC frosted window.

## BEDROOM TWO

**10'2" x 10'0" (3.10m x 3.05m)**

With radiator, power points, built-in wardrobe and rear-aspect double glazed UPVC window.

## BEDROOM THREE

**7'08" x 6'09" (2.34m x 2.06m)**

With radiator, power points and front-aspect double glazed UPVC window.

## BATHROOM

**6'5" x 6'0" (1.96m x 1.83m)**

Fitted with a panel bath with mains shower over, WC and pedestal wash hand basin. There is a heated towel rail and rear-aspect double glazed UPVC frosted window.

## OUTSIDE

To the front, a driveway provides off-road parking for three vehicles and leads to the attached garage. The remainder of the front garden is laid to lawn, with gated side access leading through to the rear garden.

The attached garage measures approximately 8'10" x 16'2" and benefits from power, lighting and a personal door providing access directly into the rear garden.

The enclosed rear garden features a central lawn surrounded by mature shrubs and fencing, together with a decking area and wooden garden shed. Steps lead from the decking up to the lawn, creating distinct areas for seating and outdoor enjoyment.

## 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 - Rates to be confirmed.

## LOCAL AUTHORITY

Council Tax Band: C

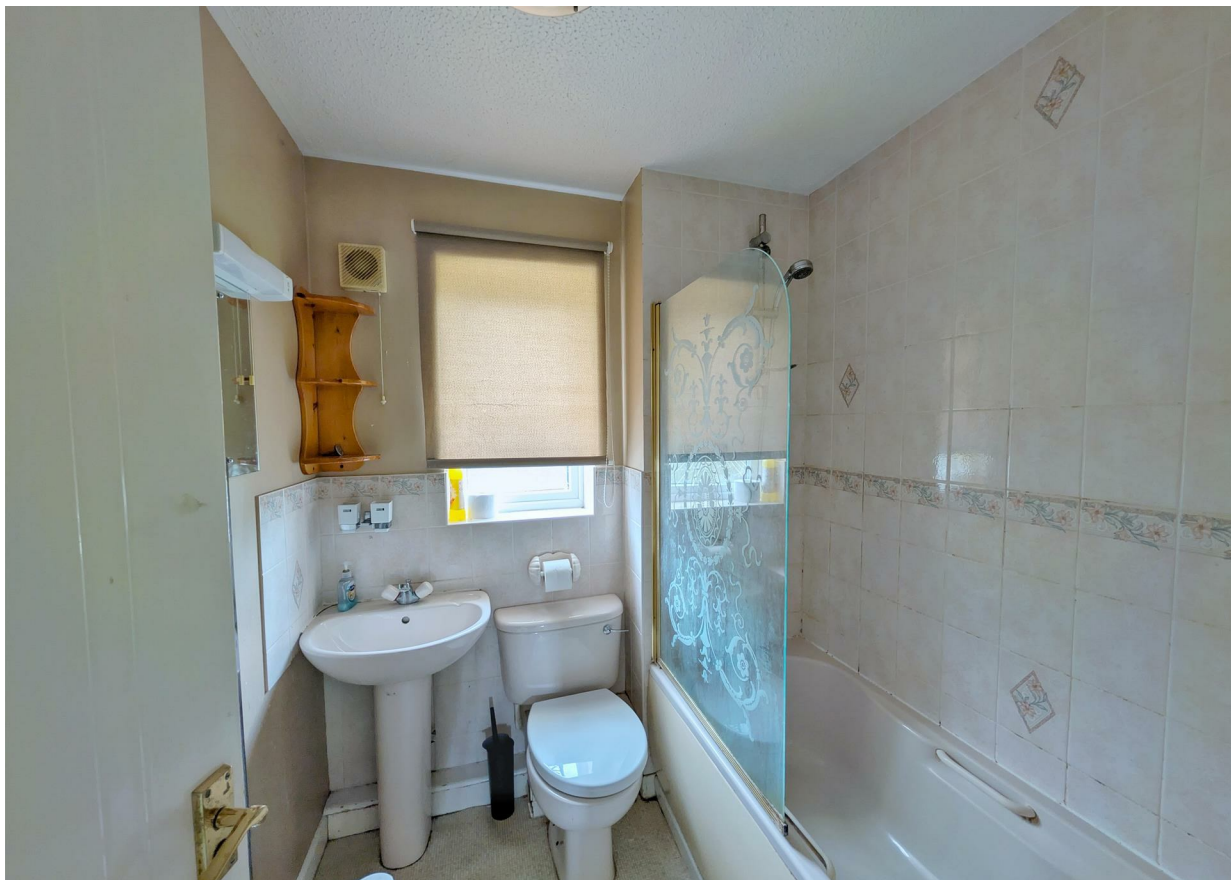
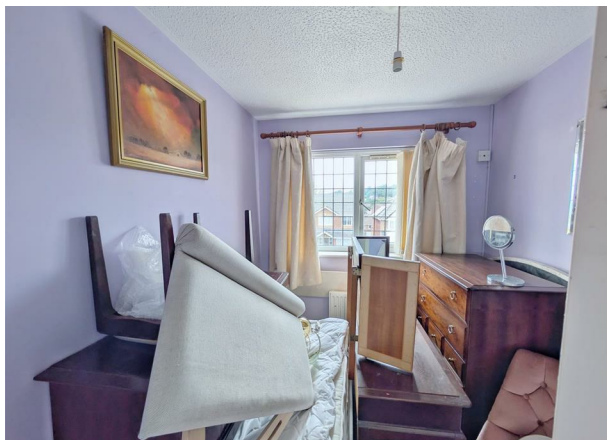
Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.

## 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

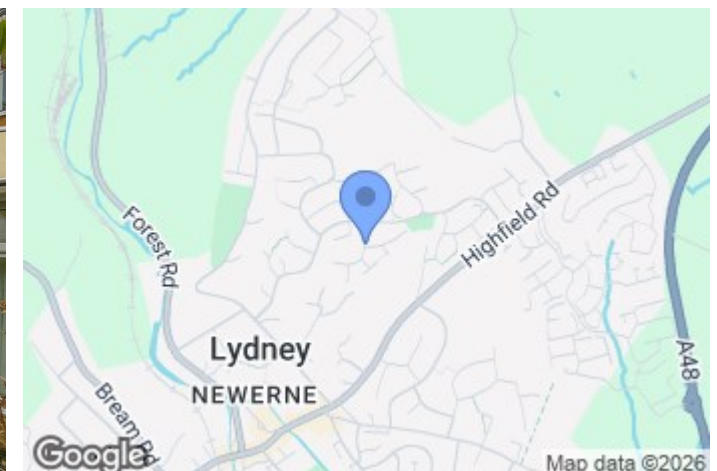
From Lydney head towards Gloucester taking the second left into Centurion Way. Proceed along going straight over at the mini roundabout and at the second roundabout turn left into Tiberius Avenue where the property can be found on the left hand side via our For Sale board.

## PROPERTY SURVEYS

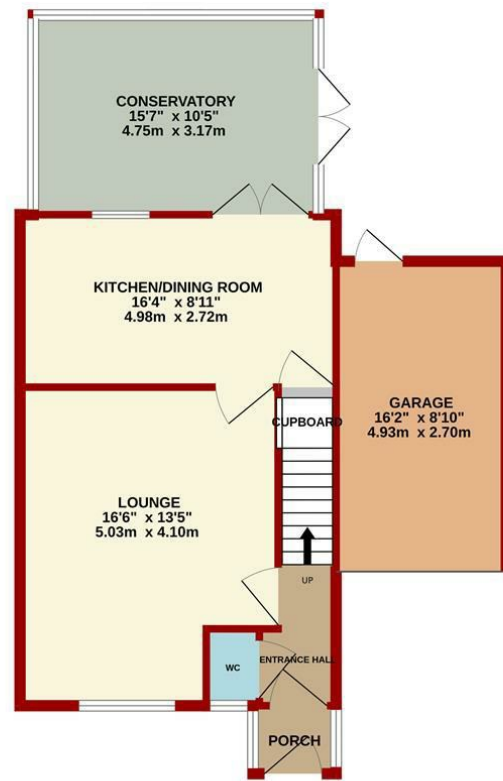
Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS House buyers Reports/Full Structural Surveys)

## AWAITING VENDOR APPROVAL

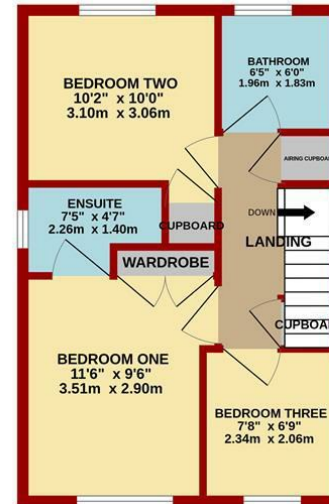
These details are yet to be approved by the vendor. Please contact the office for verified details.



GROUND FLOOR  
735 sq.ft. (68.3 sq.m.) approx.



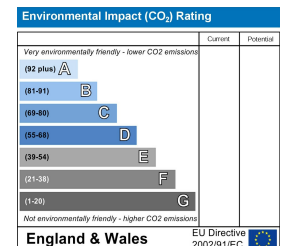
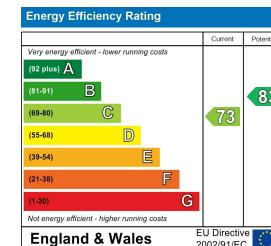
1ST FLOOR  
421 sq.ft. (39.2 sq.m.) approx.



TOTAL FLOOR AREA : 1156 sq.ft. (107.4 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
Made with Metropix CS2026

#### 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.





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