

**7 Julius Way**
Lydney GL15 5QS

STEVE GOOCH
ESTATE AGENTS | EST 1985

# 7 Julius Way

## Lydney GL15 5QS

**£500,000**

**A spacious and versatile FOUR/FIVE-BEDROOM DETACHED FAMILY HOME, occupying an attractive CORNER PLOT with a SOUTH-FACING LANDSCAPED REAR GARDEN. Offering generous living accommodation, TWO EN-SUITE BEDROOMS, a DOUBLE GARAGE and DRIVEWAY PARKING, together with fantastic elevated views towards the RIVER SEVERN AND SEVERN BRIDGES.**

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.



## GROUND FLOOR

### ENTRANCE HALLWAY
13'3" x 10'2" (4.04m x 3.10m)

Accessed via a double-glazed UPVC composite entrance door, with wood-effect flooring, radiator, power points and stairs leading to the first floor.

### LOUNGE
17'9" x 11'10" (5.41m x 3.61m)

A generous reception room featuring wood-effect flooring, radiators, power points and an attractive feature fireplace with inset gas fire. A lovely front-facing double-glazed bay window provides plenty of natural light, with a further door leading through to the dining room.

### DINING ROOM
9'10" x 10'9" (3.00m x 3.28m)

With wood-effect flooring, radiator, power points and rear-facing double-glazed UPVC window.

### KITCHEN
9'11" x 8' (3.02m x 2.44m)

Fitted with a comprehensive range of base, wall and drawer-mounted units, complemented by granite-effect worktops. Features include a one-and-a-half-bowl stainless steel sink unit with mixer tap and moulded drainer, five-ring gas hob with cooker hood over, double ovens, integrated dishwasher and integrated fridge.

### BREAKFAST ROOM
9'10" x 10'9" (3.00m x 3.28m)

Providing a useful additional dining space, with radiator, power points, television point and useful understairs storage cupboard. Rear-facing double-glazed UPVC double doors provide access onto the garden.

### UTILITY ROOM
8'2" x 4'10" (2.49m x 1.47m)

Fitted with base and wall-mounted units with worktops, incorporating a sink, space and plumbing for a washing machine, space for a tumble dryer and space for a fridge/freezer. Wall-mounted Worcester gas-fired boiler, radiator and side-facing double-glazed UPVC window.













## SNUG/BEDROOM 5
10'1" x 7'10" (3.07m x 2.39m)
A versatile additional reception room or potential fifth bedroom, with radiator, power points and front and side-facing double-glazed UPVC windows.

## STUDY
8'3" x 8'2" (2.51m x 2.49m)
With radiator, power points and side-facing double-glazed UPVC window.

## CLOAKROOM/WC
3'11" x 2'9" (1.19m x 0.84m)
Fitted with a low-level WC, vanity wash hand basin with tiled splashback, radiator and side-facing double-glazed UPVC frosted window.

## FIRST FLOOR

## LANDING
With radiator, power points, access to loft space and useful airing cupboard.

## BEDROOM ONE
14'6" x 12'1" (4.42m x 3.68m)
A generous principal bedroom with radiator, power points, built-in wardrobes and front-facing double-glazed UPVC window. Door leading through to:

## EN-SUITE
8' x 4'11" (2.44m x 1.50m)
Fitted with a walk-in shower enclosure with mains shower, vanity wash hand basin, low-level WC, tiled walls and floor, and side-facing double-glazed UPVC frosted window.

## BEDROOM TWO
12'11" x 7'11" (3.94m x 2.41m)
With radiator, power points, built-in wardrobes and front and side-facing double-glazed UPVC windows. Door leading through to:

## EN-SUITE SHOWER ROOM
Fitted with a shower enclosure with mains shower, vanity wash hand basin with tiled splashback, low-level WC, heated towel rail and side-facing double-glazed UPVC frosted window.

## BEDROOM THREE
14'3" x 8'1" (4.34m x 2.46m)
With radiator, power points, built-in wardrobes and two rear-facing double-glazed UPVC windows.

## BEDROOM FOUR
10'4" x 8'1" (3.15m x 2.46m)
With radiator, power points, built-in wardrobes and rear-facing double-glazed UPVC window.

## FAMILY BATHROOM
8'5" x 7'5" (2.57m x 2.26m)
Fitted with a large corner bath, low-level WC, vanity wash hand basin with useful storage cupboards, heated towel rail and part-tiled walls. Side-facing double-glazed UPVC frosted window.

## OUTSIDE

## DRIVEWAY & DOUBLE GARAGE
The property benefits from driveway parking for two vehicles, leading to a double garage with two separate up-and-over doors, power and lighting, together with a personal door providing access into the garden. A pathway also leads around to the front of the property.

## REAR GARDEN
A particularly attractive feature of the property is its generous corner plot and SOUTH-FACING REAR GARDEN. The garden has been landscaped to provide a large patio seating area, further decked seating area and central lawn, offering excellent space for outdoor entertaining and relaxation. The garden enjoys an elevated position with a fantastic outlook across the surrounding treetops towards the RIVER SEVERN AND SEVERN BRIDGES. The property also benefits from a lovely quiet position.

## 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: E
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

## 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.

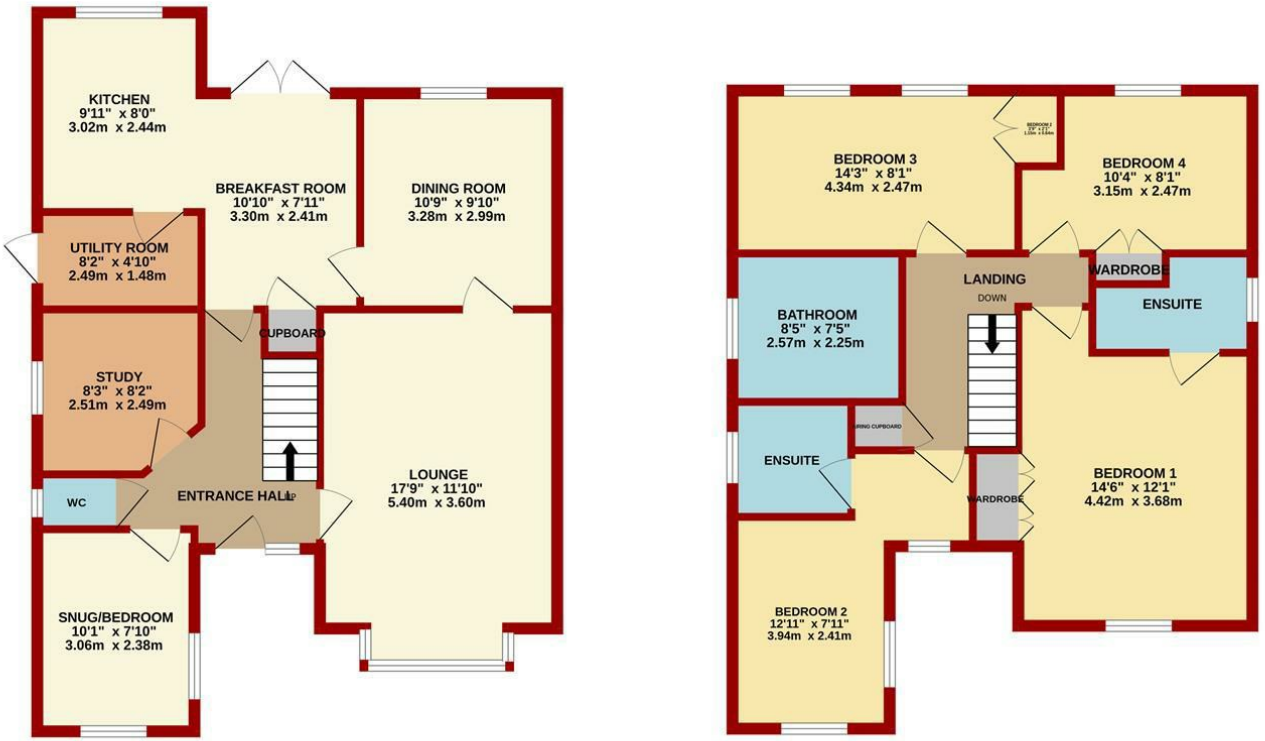






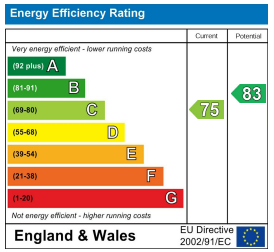
GROUND FLOOR
750 sq.ft. (69.7 sq.m.) approx.

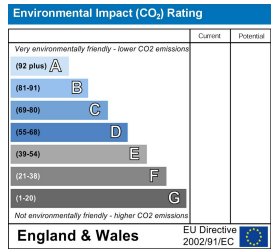
1ST FLOOR
703 sq.ft. (65.4 sq.m.) approx.




TOTAL FLOOR AREA : 1453 sq.ft. (135.0 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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