

16 Old Town Mews
Lydney GL15 5EE

STEVE GOOCH
ESTATE AGENTS | EST 1985

£240,000

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 HALLWAY
Open plan entrance with stairs to first floor, WiFi and TV point, single panelled radiator and stairs to floor.

KITCHEN
12'01 x 12'01 (3.68m x 3.68m)
Range of modern base and eye level units with cupboard housing boiler, free standing five ring gas hob and oven, stainless steel sink with drainer, space for fridge/freezer and UPVC double glazed window to front aspect.

LIVING ROOM
12'01 x 11'01 (3.68m x 3.38m)
Two double panelled radiators and UPVC double glazed window to side aspect.

DINING ROOM
9'04 x 9'11 (2.84m x 3.02m)
Currently in use as a utility room with plumbing for washing machine and UPVC double glazed patio doors to rear garden.

FIRST FLOOR PLAN
Power and lighting, double panelled radiator and UPVC double glazed window to side aspect.

BEDROOM ONE
8'11 x 11'06 (2.72m x 3.51m)
Spacious double with UPVC double glazed widow to front aspect, double panelled radiator, fitted wardrobes and door to stair to attic.

BEDROOM TWO
6'08 x 11'08 (2.03m x 3.56m)
Double panelled radiator and UPVC double glazed window to rear garden.

SHOWER ROOM
5'00 x 8'05 (1.52m x 2.57m)
Walk-in shower with niche, double panelled radiator, W/C, Wall mounted wash hand basin with fitted storage and cupboards and frosted UPVC double glaze window to rear aspect.

ATTIC
11'11 x 6'02 (3.63m x 1.88m)
Spacious storage area with power and lighting and double panelled radiator.

OUTSIDE
Low maintenance rear garden, fully slabbed throughout with side and rear gated access. Large storage shed fitted with power and lighting.

To the front of property is off road parking for multiple cars and an EV charger.

SERVICES
Mains - Water, Electricity, Drainage and Gas mains.

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: B
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.

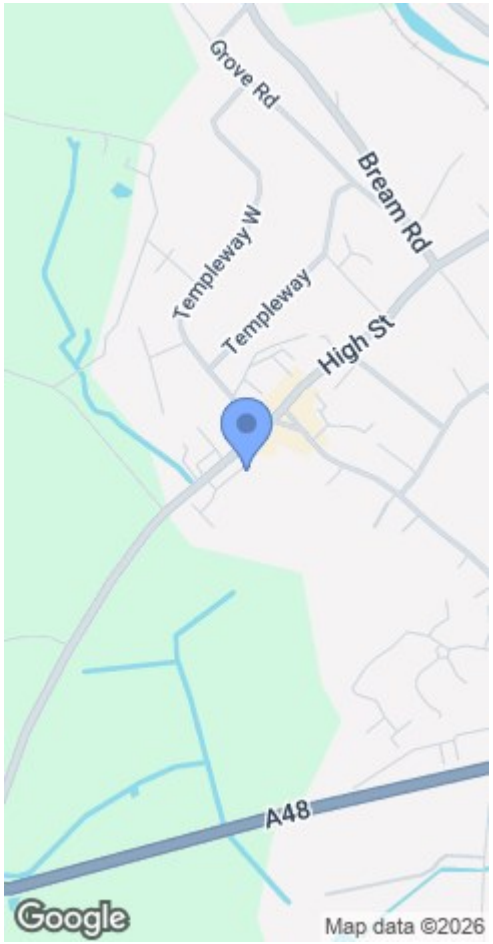
DIRECTIONS
From Coleford town centre, turn right at the traffic lights signposted Lydney. Continue along going straight over at the next set of traffic lights. Continue along this road until you reach the turning signposted Bream. Continue along Bream Avenue and into Bream and keep heading towards signposted Lydney onto Bream Road. Once you arrive into Lydney town, take a right at the junction onto Lydney High Street and continue along until reaching the left hand turning for Old Town Mews where the property can be found at the end of the close on the right hand side.

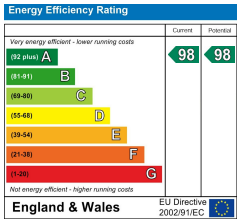
PROPERTY SURVEYS
Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys)

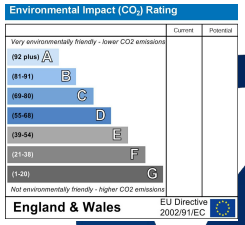
AWAITING VENDOR APPROVAL
These details are yet to be approved by the vendor. Please contact the office for verified details.

AGENTS NOTE
AI-assisted editing may have been used to enhance some marketing photographs. No material alterations have been made to the property, including room dimensions and layout.









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.