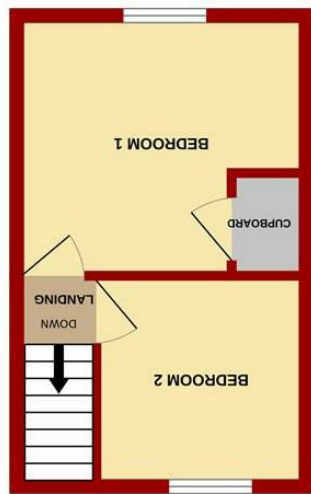
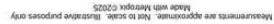
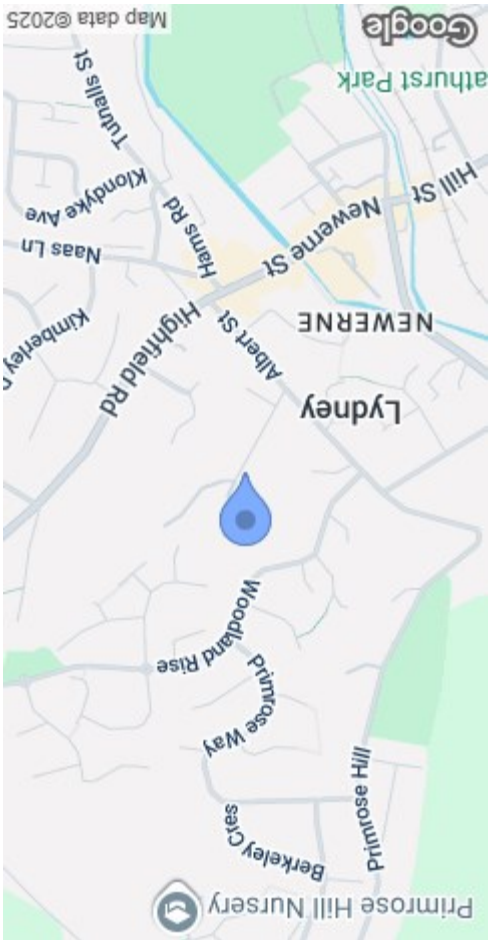
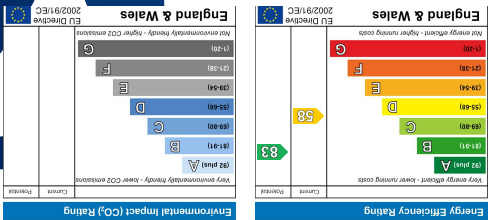
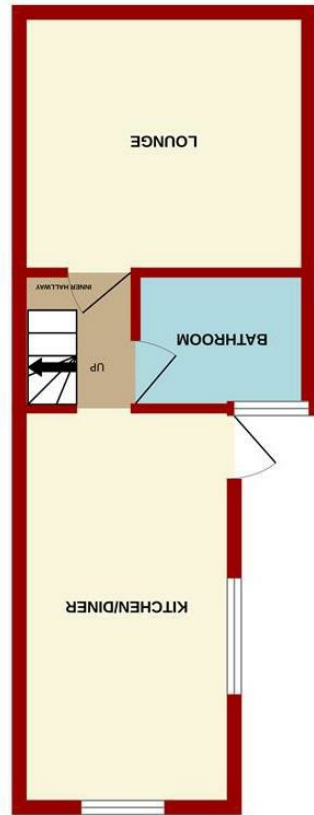


MISREPRESENTATION DISCLAIMER

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.



1ST FLOOR



GROUND FLOOR



**53 Queen Street**  
**Lydney GL15 5LZ**



£165,000

A well presented TWO BEDROOM END OF TERRACE HOUSE, renovated to a good standard of finish. Benefitting from a spacious OPEN-PLAN KITCHEN/DINER, a GENEROUS SIZE garden, and TWO DOUBLE BEDROOMS, this property offers both style and functionality. Ideally located for first-time buyers, investors, or those seeking a lucrative AirBnB opportunity and being offered with NO ONWARD CHAIN.

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.



Property is accessed via partly glazed upvc door into:

**LOUNGE**  
10'04 x 11'08 (3.15m x 3.56m)

Front aspect upvc double glazed window, radiator, power points, tv point, stone feature fireplace with wood burner inset, door giving access into:

**INNER HALLWAY**

Space for under stairs storage/desk area, power points, stairs to first floor landing, opening giving access into kitchen, door giving access into:

**BATHROOM**  
6'10 x 5'04 (2.08m x 1.63m)

Rear aspect upvc double glazed frosted window, panelled bath with taps and shower attachment above including a rainfall shower, partly tiled walls, heated towel rail, close coupled w.c, vanity wash hand basin unit with mixer taps over, extractor fan.

**KITCHEN/ DINER**  
8'07 x 15'10 (2.62m x 4.83m)

Side aspect part glazed upvc double glazed frosted door which gives access out to the garden, side and rear aspect upvc double glazed window, built in oven, hob, a range of wall, drawer and base mounted units, plastic drainer unit with pull out tap over, space and plumbing for washing machine, small pantry space, inset ceiling spotlights, modern upright radiator.

From the inner hallway, stairs to first floor landing.

**FIRST FLOOR LANDING**

Power points, loft access space, doors giving access into:

**BEDROOM ONE**

11'01 x 9'01 (3.38m x 2.77m)

Front aspect upvc double glazed window, radiator, power points, cupboard housing Worcester boiler.

**BEDROOM TWO**  
8'05 x 8'07 (2.57m x 2.62m)

Rear aspect upvc double glazed window, radiator, power points.

**OUTSIDE**

The front of the property is accessed via small picket gate into a small front courtyard area which is great for a small seating area and is enclosed by wall and fencing.

**REAR GARDEN**

Decked area leading to a laid to lawn area, all surrounded by wall and fencing.

**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**

To be advised.

**LOCAL AUTHORITY**

Council Tax Band: A  
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, at the traffic lights turn right and head towards signpost for Lydney. Go through Bream and carry on towards signpost for Lydney. Upon reaching the junction, take a left onto Lydney High Street and onto Newerne Street. Turn left onto Albert Street and then a right onto Queen Street. 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 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.