



ST BRIAVELS

Guide price **£260,000**



11 SMITHVILLE CLOSE

St. Briavels, Lydney, Gloucestershire GL15 6TN



3-bed mid-terrace property
Sizeable Rear garden and off-road parking
Great family kitchen/diner and modern family bathroom

This beautifully presented 3 bed mid terraced family home offers a spacious and modern living environment situated in the popular village of St Briavels. Combining comfort and functionality, the property features a lovely outdoor space, perfect for relaxing and family activities. Ideally located within walking distance to the primary school and play areas, this home provides convenience and a welcoming community atmosphere, making it a truly desirable family residence.

The historic village of St Briavels, centred around its ancient castle, offers a charming blend of community spirit and convenience. The village features a variety of local amenities, including a school, a public house, a community shop and deli, a church, and a doctor's surgery. Ideally situated between Chepstow and Monmouth, residents benefit from excellent schools, a diverse range of shops, and reliable transport links.

Beyond its local conveniences, St Briavels is a haven for outdoor enthusiasts. The area provides easy access to the stunning walking trails of Offa's Dyke and the Wye Valley, as well as cycling opportunities through the scenic Forest of Dean. Water lovers will appreciate the nearby River Wye, offering a variety of recreational activities. Whether you're seeking a peaceful village lifestyle or an active outdoor adventure, St Briavels offers the perfect setting to enjoy both.



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KEY FEATURES

- 3-bed mid terraced older property
- In the most desirable village of St Briavels
- Large rear garden
- Parking for vehicles to the front
- Walking distance to the primary school



STEP INSIDE



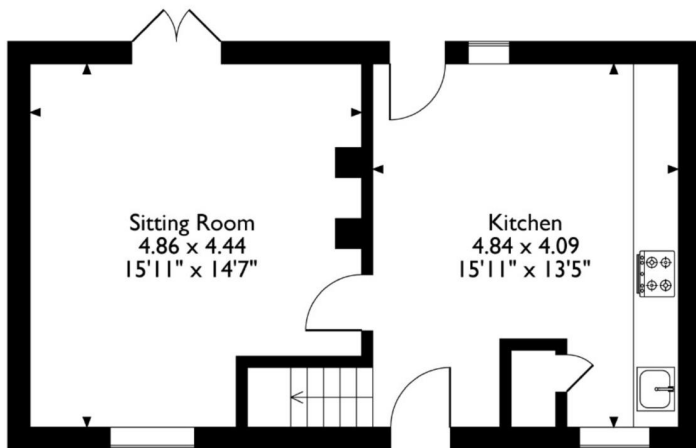
This well-presented family home offers a spacious and modern living environment.

As you enter, you'll be greeted by an open-plan kitchen and dining area that flows effortlessly, leading to the first floor via a staircase.

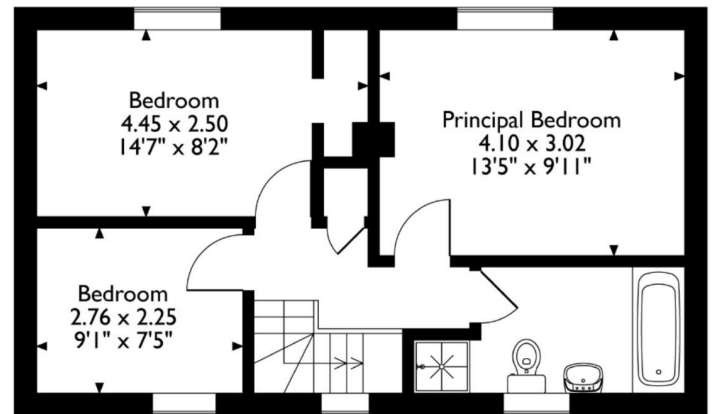
The kitchen is equipped with ample worktop space and generous storage cupboards, making it ideal for family meals and entertaining. Access to the rear garden from the dining area allows for easy outdoor dining and relaxation.

The lounge benefits from direct access to the very sizable garden, providing a perfect space for outdoor enjoyment, gatherings and children to play.

11, Smithville Close, St. Briavels, Lydney, Gloucestershire
Approximate Gross Internal Area
84 Sq M/904 Sq Ft



Ground Floor



First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Upstairs, you'll find three comfortable bedrooms and a contemporary family bathroom, offering practical and stylish living for the whole family.

This property combines comfort, functionality, and a lovely outdoor space, making it a truly desirable family home.

STEP OUTSIDE



To the front, a gravelled driveway provides ample parking for vehicles, while the rear garden boasts a large, level lawn enclosed by timber fencing for privacy and security.

INFORMATION

Postcode: GL15 6TN
Tenure: Freehold
Tax Band: B
Heating: Oil
Drainage: Mains
EPC: D





DIRECTIONS

From our Chepstow office proceed down the main high street, pass the castle on the left and carry straight on at the traffic lights (over the Old Iron bridge) and continue up Castleford Hill. Turn left at the double-mini roundabouts onto Coleford Rd (signposted St Briavels). Follow this road for approximately 6.8 miles where you will enter the village of St Briavels. Carry along this road and the second turn on the right-hand side, and then the first on the left, and the property is then on the left.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	63	78
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

30 High Street, Chepstow, NP16 5LJ
 01291 626262
 chepstow@archerandco.com
 www.archerandco.com



All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Floorplans and photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.