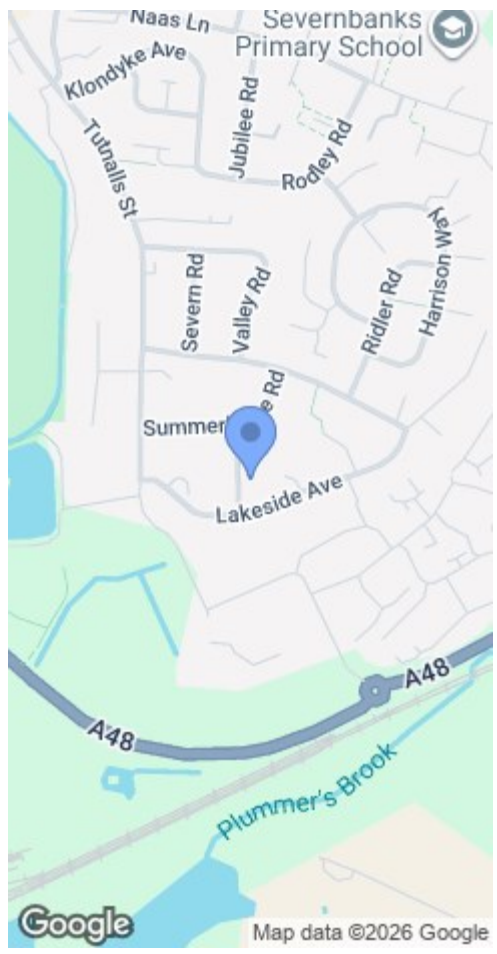
STEVE GOOCH
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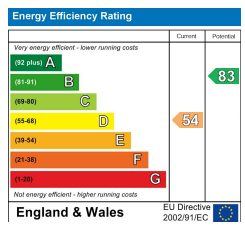
6 Lakeside Drive
Lydney GL15 5PZ

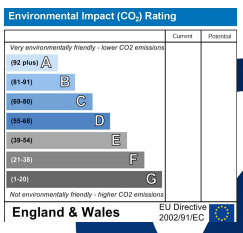




TOTAL FLOOR AREA : 1029 sq.ft. (95.6 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If 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.

£210,000

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
5'07" x 19'02" (1.70m x 5.84m)
Approached via a double-glazed uPVC door, with power points, telephone point, stairs to the first floor, built-in shelving and doors leading to the kitchen and lounge.

KITCHEN
17'08" x 9'01" (5.38m x 2.77m)
Fitted with a range of base, wall and drawer-mounted units with roll-edge worktops over, incorporating a one-and-a-half bowl stainless steel sink and drainer with mixer tap. There are appliance points, power points and part-tiled walls. The property is being sold with the existing appliances, including a freestanding oven, washing machine, dishwasher and American-style fridge freezer. Useful storage cupboard, cupboard housing the warm-air heating system, and front and side-aspect double-glazed uPVC windows.

LOUNGE
14'09" x 11'05" (4.50m x 3.48m)
A comfortable reception room with power points, television point, gas fire and built-in storage cupboard. Sliding doors lead through to the sun room.

SUN ROOM
12'02" x 6'05" (3.71m x 1.96m)
Having power points, side and rear aspects with single-glazed windows, and sliding doors providing access to the garden.

STUDY
9'07" x 9'03" (2.92m x 2.82m)
A useful additional room with power and aluminium double-glazed sliding doors opening onto the garden. This versatile space could be utilised as a home office, hobby room or further reception area.

STORAGE ROOM
9'09" x 6'10" (2.97m x 2.08m)
Originally the property's garage and now converted to provide useful additional storage space, with power and lighting. The room could potentially be converted back to a garage if required.

FIRST FLOOR LANDING
Access to the loft space and doors leading to all three bedrooms and the bathroom.

BEDROOM ONE
12'06" x 9'03" (3.81m x 2.82m)
With power points, sliding doors into a built-in wardrobe and a front-aspect double-glazed uPVC window.

BEDROOM TWO
11'05" x 9'02" (3.48m x 2.79m)
With power points and a rear-aspect double-glazed aluminium window.

BEDROOM THREE
8'00" x 5'07" (2.44m x 1.70m)
With power point and rear-aspect double-glazed aluminium window.

SHOWER ROOM
8'00" x 5'10" (2.44m x 1.78m)
Fitted with a corner shower with mains-fed shower, WC and wall-mounted wash hand basin. There is also an electric heater and front-aspect double-glazed obscure uPVC window.

OUTSIDE
To the front of the property is a generous gravel driveway providing off-road parking for approximately five vehicles, enclosed by fencing and with a water tap. The driveway leads towards a wooden shed and the former garage, which is currently used as the storage room. The garage could potentially be reinstated if the shed were removed.
The rear garden is designed for ease of maintenance and is predominantly laid to stone and gravel, with a decked seating area and a further covered seating area to the rear, beneath a plastic corrugated roof. There is also a large garden shed.

SERVICES
Mains - Water, Electricity, Gas 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
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 our Coleford office, proceed to the traffic lights and turn right onto Old Station Way. Continue towards St Briavels before turning left onto Bream Avenue, following signs for Bream and Lydney. Continue into Lydney and follow the road through the town towards Lakeside Avenue, turning onto Lakeside Drive where No. 6 can be found on the right.

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