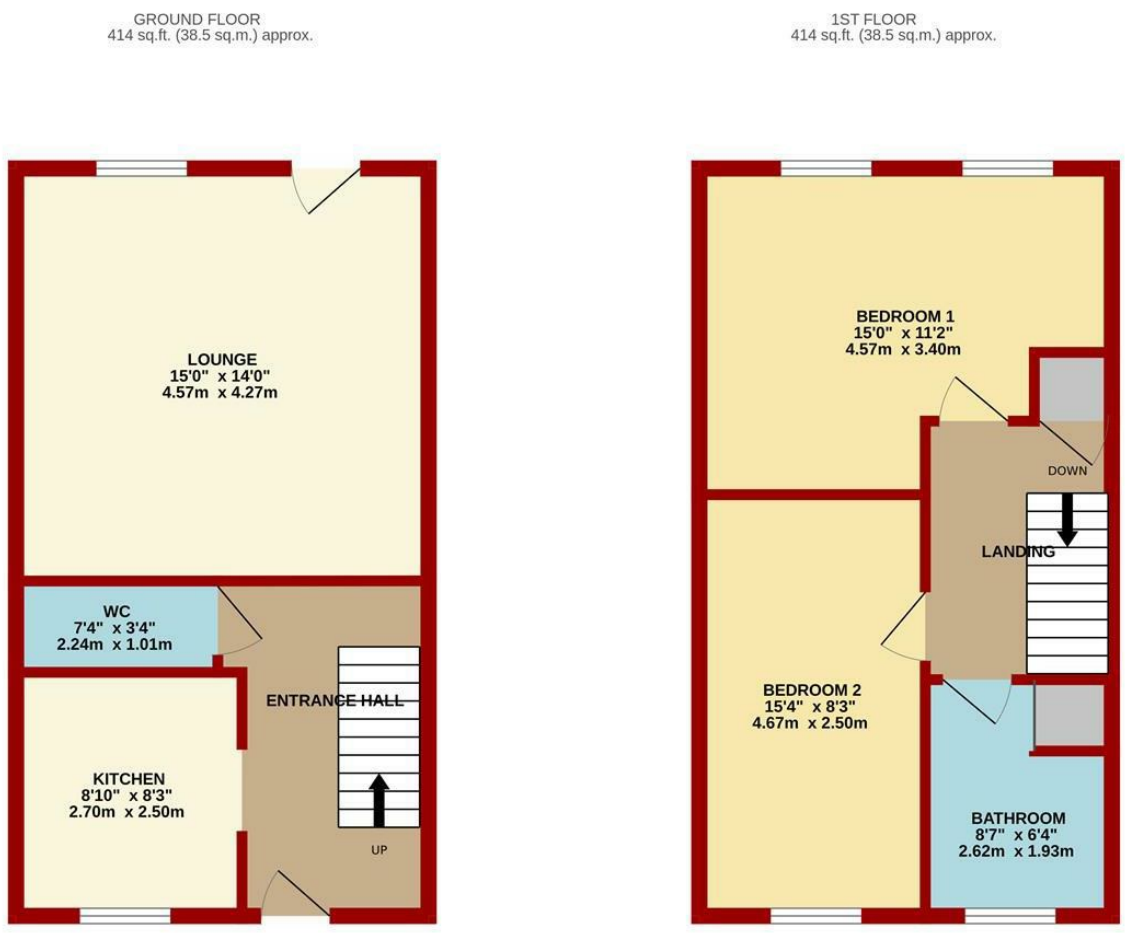
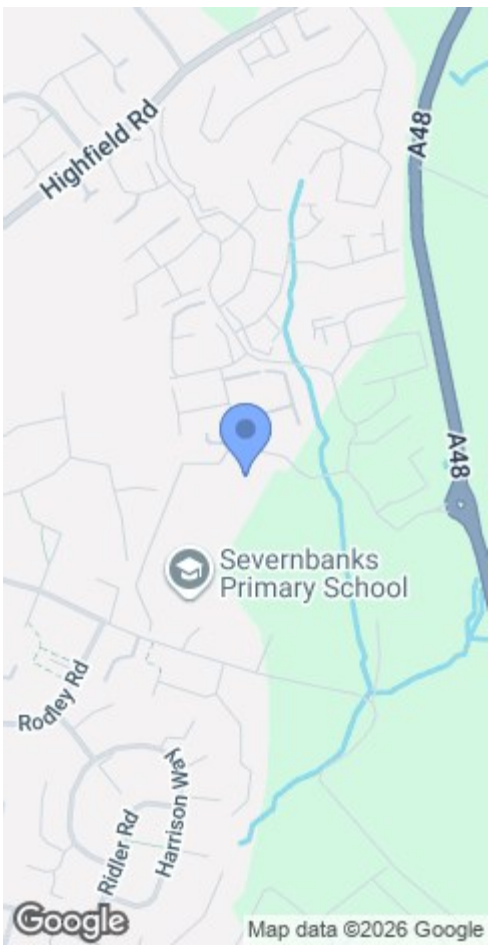
STEVE GOOCH
ESTATE AGENTS | EST 1985

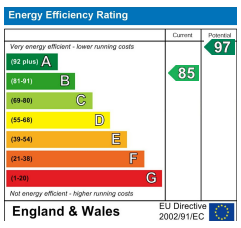
30 Edwin Jones Way
Lydney GL15 5FL

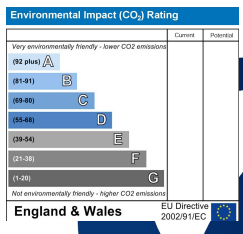




TOTAL FLOOR AREA : 828 sq.ft. (76.9 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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MISREPRESENTATION DISCLAIMER
All reasonable steps have been taken with the preparation of these particulars but complete accuracy 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.

Offers Over £200,000

A well-presented TWO-BEDROOM MID-TERRACE HOME offering deceptively spacious and well-maintained accommodation throughout. The property benefits from a MODERN FITTED KITCHEN, GENEROUS LOUNGE WITH DIRECT ACCESS ONTO THE REAR GARDEN, DOWNSTAIRS CLOAKROOM and TWO WELL-PROPORTIONED BEDROOMS. Outside, the property enjoys an ENCLOSED REAR GARDEN WITH GATED SIDE ACCESS, making it an ideal purchase for FIRST-TIME BUYERS, INVESTORS OR THOSE LOOKING TO DOWNSIZE.

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.

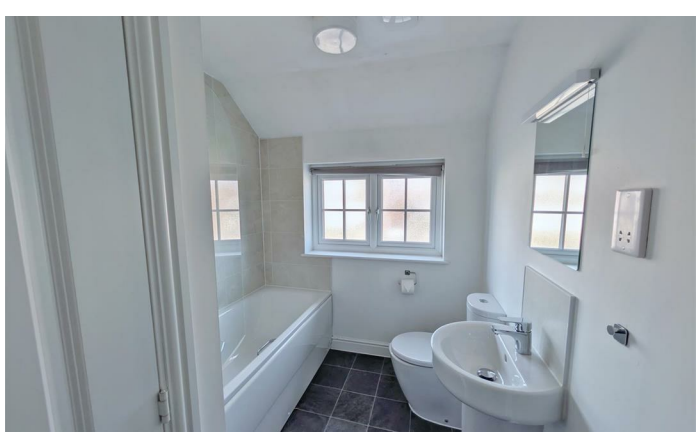
The town has a range of amenities to include shops, post office, banks, two large supermarkets, service station, health centre and sport centre. Lydney is fortunate to have four schools within its bounds Dean Academy (comprehensive secondary school), Lydney C. Of E. Primary School, Primrose Hill County Primary School and Severnbanks Primary School.

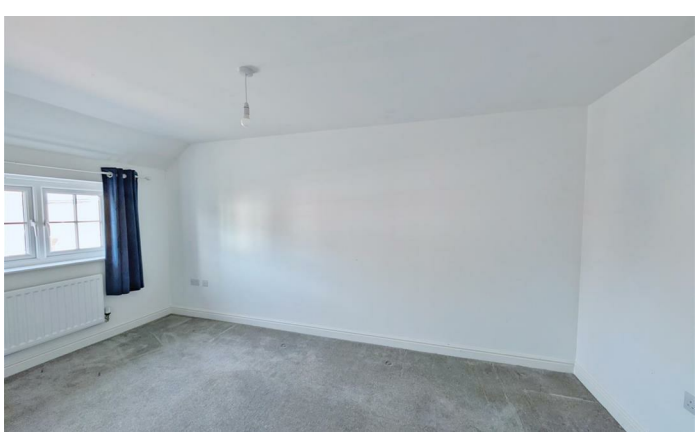














ENTRANCE HALL
6'3" x 12'4 (1.91m x 3.76m)
Radiator, useful understairs storage cupboard, doors leading into cloakroom and lounge, opening through into kitchen.

KITCHEN
8'3" x 8'10 (2.51m x 2.69m)
Front aspect double glazed window, modern fitted kitchen comprising a range of base, wall and drawer mounted units, stainless steel sink and drainer unit, tiled splashbacks, electric oven, gas hob with stainless steel splashback and cooker hood over. Space and plumbing for washing machine and dishwasher, space for fridge/freezer, spotlights.

CLOAKROOM
7'3" x 3'4 (2.21m x 1.02m)
Suite comprising close coupled W.C., wash hand basin, radiator, wall mounted fuse box, tile effect vinyl flooring.

LOUNGE
14'11" x 14'0 (4.55m x 4.27m)
Rear aspect double glazed window and double glazed door providing access onto the rear garden, radiator, power and lighting.

FIRST FLOOR LANDING
Storage cupboard, loft access, doors leading into both bedrooms and bathroom.

BEDROOM ONE
14'10" x 11'2 (4.52m x 3.40m)
Two rear aspect double glazed windows, radiator, power and lighting.

BEDROOM TWO
8'2" x 15'3 (2.49m x 4.65m)
Two rear aspect double glazed windows, radiator, power and lighting.

BATHROOM
6'4" x 8'5 (1.93m x 2.57m)
Front aspect double glazed window, suite comprising close coupled W.C., wash hand basin, panelled bath with shower over, tile effect vinyl flooring, cupboard housing the combi boiler.

OUTSIDE
At the front of the property is a driveway providing off road parking.

Shared side alleyway leads to gated side access in to the rear garden.

To the rear, the south facing garden is fully enclosed by boundary fencing and comprises an upper lawn with steps down to a seating area.

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
Severn Trent - rates to be confirmed.

LOCAL AUTHORITY
Council Tax: Band B
Forest of Dean District Council

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 Lydney town centre, head up Highfield Hill until reaching the traffic lights. At the traffic lights turn right onto the Redrow development, follow the road until you reach a right hand turning for Herbert Howells Way taking the immediate left onto Edwin Jones Way, follow the road around until the property is found on your right hand side near the bottom of the road.

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