



**81 Tutnalls Street**  
**Lydney GL15 5PQ**



**STEVE GOOCH**  
ESTATE AGENTS | EST 1985

# 81 Tutnalls Street

## Lydney GL15 5PQ

£249,999

**A SPACIOUS AND WELL-MAINTAINED THREE-BEDROOM SEMI-DETACHED HOME offering VERSATILE LIVING ACCOMMODATION, including TWO RECEPTION ROOMS and an EXTENDED FITTED KITCHEN. Benefiting from OFF-ROAD PARKING FOR UP TO EIGHT VEHICLES and an ENCLOSED LOW-MAINTENANCE REAR GARDEN, this is an ideal family home conveniently situated close to Lydney town centre and its amenities.**

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

Accessed via a double glazed uPVC entrance door with stairs to the first floor and doors leading to the lounge and dining room.

## LOUNGE

16'0" x 10'4" (4.88m x 3.15m)

Feature fireplace with inset gas fire, radiators, power points, coving, front and rear aspect double glazed uPVC windows and opening through to the kitchen.

## KITCHEN

11'7" x 11'6" (3.53m x 3.51m)

Fitted with a range of base, wall and drawer mounted units with rolled edge worktops. Space for cooker with stainless steel splashback and cooker hood above, space and plumbing for washing machine and dishwasher, space for fridge/freezer, inset one and a half bowl stainless steel sink unit with mixer tap, part tiled walls, inset ceiling spotlights, power points, useful storage cupboards and side and rear aspect double glazed uPVC windows.

## DINING ROOM

11'7" x 9'10" (3.53m x 3.00m)

Radiator, power points, telephone point, coving and front aspect double glazed uPVC window.

## LANDING

Access to loft space and doors to all first floor accommodation.

## BEDROOM ONE

16'0" x 10'4" (4.88m x 3.15m)

Generous double bedroom with built-in wardrobes, two additional storage cupboards, radiator, power points and front aspect double glazed uPVC window.

## BEDROOM TWO

12'1" x 9'0" (3.68m x 2.74m )

Radiator, power points, built-in storage cupboard, fitted wardrobe and side aspect double glazed uPVC window





### **BEDROOM THREE**

**8'7" x 7'0" (2.62m x 2.13m)**

Radiator, power points, built-in boiler cupboard and side aspect double glazed uPVC window.

### **BATHROOM**

**6'4" x 6'2" (1.93m x 1.88m )**

White suite comprising panelled bath with electric shower over and tiled surround, low level WC, vanity wash hand basin, heated towel rail, storage cupboard, wall mounted mirrored cabinet and rear aspect double glazed frosted uPVC window.

### **OUTSIDE**

To the front, the property enjoys a substantial block paved driveway providing off-road parking for up to eight vehicles, enclosed by fencing with gated side access and an outside tap.

The enclosed rear garden is designed for ease of maintenance, comprising a patio/concrete seating area, level lawn and well-stocked flower borders with a variety of mature shrubs, bushes and flowering plants.

### **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 Water - 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.

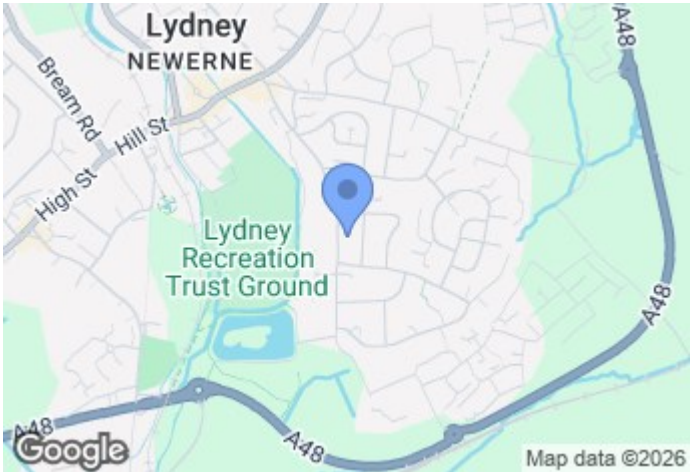
## DIRECTIONS

From Lydney High Street proceed along turning right into Hams Road. Proceed along this road where the property can be found along on the left hand side.

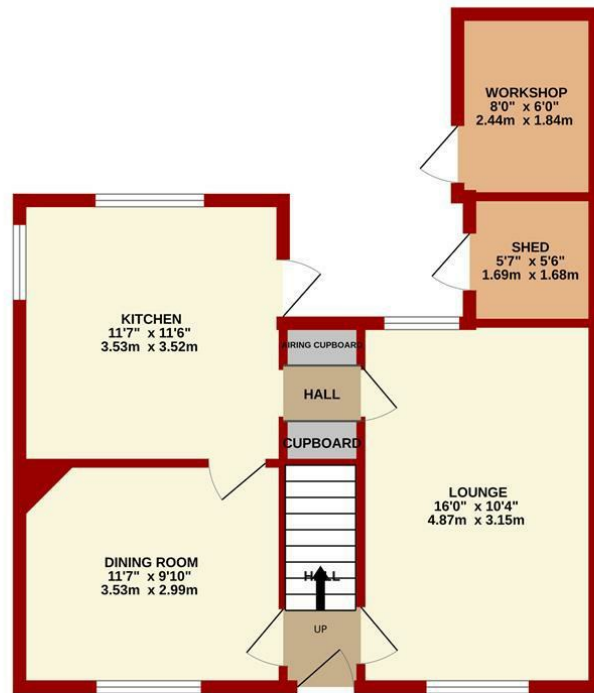
## PROPERTY SURVEYS

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

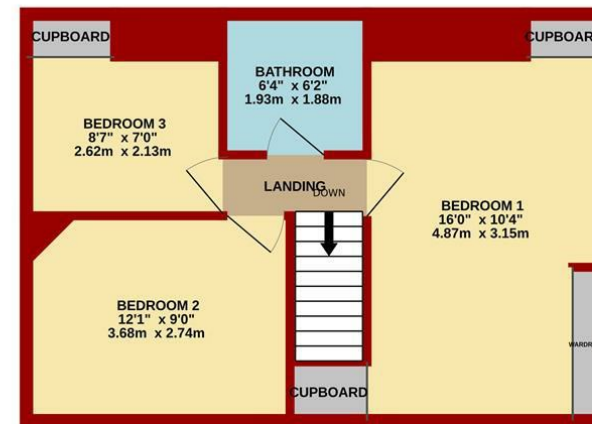




GROUND FLOOR  
543 sq.ft. (50.4 sq.m.) approx.



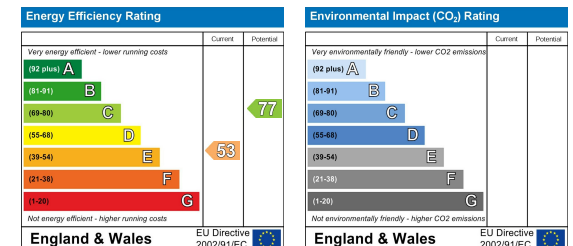
1ST FLOOR  
429 sq.ft. (39.8 sq.m.) approx.



TOTAL FLOOR AREA : 972 sq.ft. (90.3 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.





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