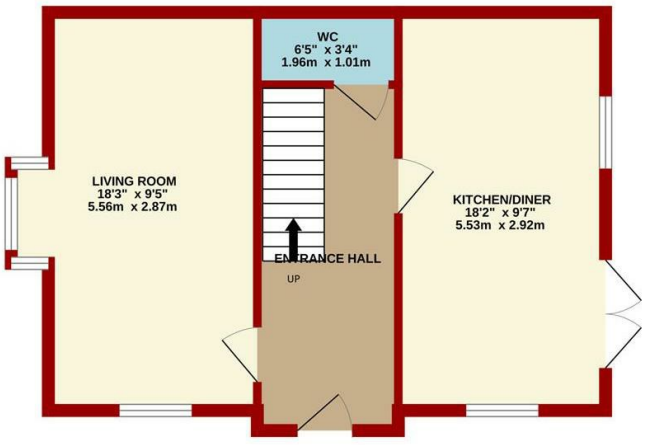
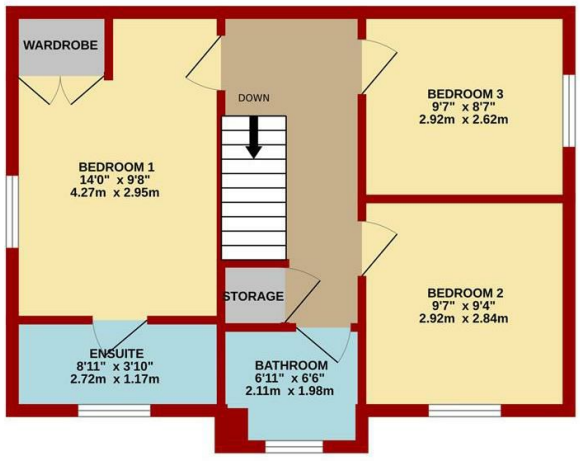
6 Saffron Rise
, Lydney GL15 5RQ

STEVE GOOCH
ESTATE AGENTS | EST 1985

GROUND FLOOR
489 sq.ft. (45.4 sq.m.) approx.



1ST FLOOR
489 sq.ft. (45.4 sq.m.) approx.



TOTAL FLOOR AREA : 978 sq.ft. (90.9 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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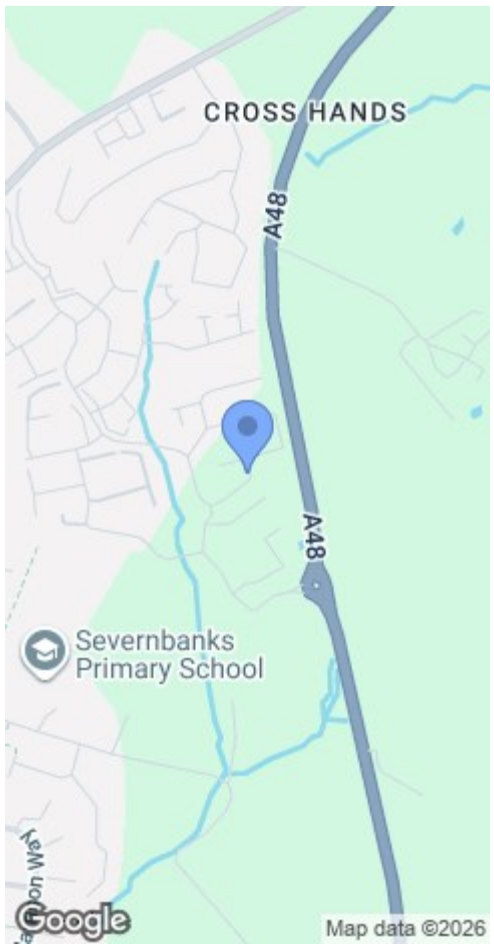
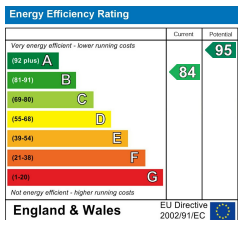
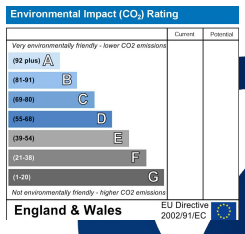






MISREPRESENTATION DISCLAIMER
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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.

1 High Street, Coleford, Gloucestershire. GL16 8HA | (01594) 835566 | coleford@stevegooch.co.uk | www.stevegooch.co.uk

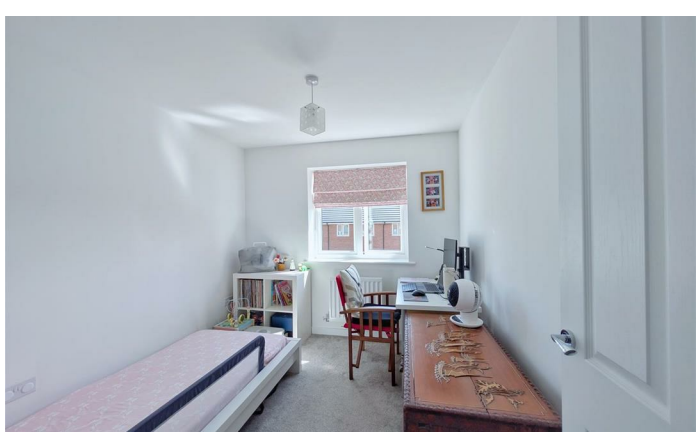
£270,000

As a VERY WELL-PRESENTED THREE-BEDROOM SEMI-DETACHED FAMILY HOME, offering SPACIOUS AND WELL-PLANNED ACCOMMODATION, a particularly impressive KITCHEN/DINING ROOM, three well-proportioned bedrooms and an EN-SUITE TO THE MASTER BEDROOM, it is a property that I would be delighted to market. Further benefits include OFF-ROAD PARKING FOR SEVERAL VEHICLES, an EV CHARGING POINT and a GOOD-SIZED REAR GARDEN WITH COMPOSITE DECKING, making this an excellent choice for modern family living.

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
6'06 x 15'07 (1.98m x 4.75m)
Accessed via a partially glazed UPVC door, the welcoming entrance hallway has hard LVT flooring, radiator, power points, stairs rising to the first floor, useful storage space and doors leading to the principal ground floor rooms.

LOUNGE
9'05 x 18'03 (2.87m x 5.56m)
A bright and spacious reception room enjoying a front aspect UPVC double glazed window and side aspect UPVC double glazed bay-fronted window, both complemented by made-to-measure shutters. Further benefits include radiator, several power points and television point.

KITCHEN/DINER
9'07 x 18'02 (2.92m x 5.54m)
A superb open-plan kitchen and dining space with front and side aspect UPVC double glazed windows, with the front window also benefiting from a made-to-measure shutter. Side aspect double doors provide direct access onto the rear garden.
The kitchen is fitted with a range of wall, drawer and base-mounted units, together with built-in fridge/freezer, oven, four-ring gas hob with extractor fan over, integrated dishwasher and washing machine.

CLOAKROOM
6'05 x 3'04 (1.96m x 1.02m)
Fitted with close-coupled WC, wash hand basin with mixer tap over, radiator and extractor fan.

FIRST FLOOR LANDING
Having radiator, loft access, useful over-stairs storage cupboard and doors leading to all three bedrooms and the family bathroom.

BEDROOM ONE
9'08 x 14'00 (2.95m x 4.27m)
A generous principal bedroom with side aspect UPVC double glazed window, plantation shutter, built-in wardrobes, radiator and several power points. Door leading to:

EN-SUITE
8'11 x 3'10 (2.72m x 1.17m)
Fitted with front aspect UPVC double glazed frosted window, close-coupled WC, wash hand basin with mixer tap over, heated towel rail and double walk-in shower with shower head over. Further benefits include shaver point, inset spotlights and extractor fan.

BEDROOM TWO
9'07 x 9'04 (2.92m x 2.84m)
A well-proportioned second bedroom with front aspect UPVC double glazed window, radiator and several power points.

BEDROOM THREE
9'07 x 8'07 (2.92m x 2.62m)
A further good-sized bedroom with rear aspect UPVC double glazed window, radiator and several power points.

FAMILY BATHROOM
Fitted with a modern panelled bath with bath taps and shower attachment, close-coupled WC, wash hand basin with mixer tap over and heated towel rail. There is also a front aspect UPVC double glazed frosted window, shaver point, inset spotlights and extractor fan.

OUTSIDE
To the front of the property is off-road parking for two cars, together with a predominantly low-maintenance frontage and pathway leading to the main entrance.
The rear garden provides an attractive outdoor space comprising a patio area with pathway leading through to a useful garden shed. The garden is predominantly laid to lawn and benefits from a composite decking area to the rear, providing an ideal space for outdoor seating and entertaining. An EV charging point is also located within the garden area.

SERVICES
Mains - Water, Electricity, Drainage and Gas.

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 the Steve Gooch Coleford office, turn right at the main traffic lights onto Old Station Way and continue towards Bream and Lydney. Proceed through Bream and continue into Lydney, then turn left onto Hill Street and follow the road onto Highfield Road. At the traffic lights, turn right onto Rodley Manor Way and continue into the development. Turn left into Daffodil Drive, then follow the road to Saffron Rise, where No. 6 can be found.

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
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These details are yet to be approved by the vendor. Please contact the office for verified details.