



FREEHOLD

£279,000



4 FOREST ROAD, LYDNEY, GL15 5LB

- **THREE BEDROOMS**
- **OFF ROAD PARKING**
- **SECURE ENCLOSED GARDEN TO REAR**
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- **CLOSE TO LOCAL AMENITIES**
- **SCOPE FOR MODERNISATION**
- **TOWN LOCATION**
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4 FOREST ROAD, LYDNEY, GL15 5LB

A WELL-LOVED PERIOD STYLE THREE BEDROOM SEMI-DETACHED PROPERTY WITH GENEROUS ROOMS SIZES, LOW MAINTENANCE GARDEN TO REAR, SITUATED IN A CONVENIENT TOWN LOCATION, CLOSE TO LYDNEY'S LOCAL AMENITIES. THIS HOUSE OFFERS OPPORTUNITY FOR MODERNISATION AND FOR BUYERS TO CREATE AND DESIGN THEIR OWN INDIVIDUAL FAMILY HOME. LYDNEY TOWN OFFERS A WIDE RANGE OF FACILITIES INCLUDING A VARIETY OF SHOPS, BANKS, BUILDING SOCIETIES, SUPERMARKETS AND A LOCALLY TREASURED PARK, AS WELL AS A SPORTS CENTRE, GOLF COURSE, DOCTOR'S SURGERIES, TRAIN STATION, PRIMARY AND SECONDARY SCHOOLS.

A WIDER RANGE OF FACILITIES ARE ALSO AVAILABLE THROUGHOUT THE FOREST OF DEAN INCLUDING AN ABUNDANCE OF PICTURESQUE WOODLAND AND RIVER WALKS AND OUTDOOR PURSUIT ACTIVITIES. THE SEVERN CROSSINGS AND M4 TOWARDS LONDON, BRISTOL AND CARDIFF ARE EASILY REACHED FROM THIS AREA ALONG WITH THE CITIES OF GLOUCESTER AND CHELTENHAM FOR ACCESS ONTO THE M5 AND THE MIDLANDS.

Original tiled floor and half walls, access through to entrance hall.

ENTRANCE HALL:

Access through to lounge, sitting room and study, stairs leading up to first floor.

LOUNGE: 15' 6" x 12' 8" (4.72m x 3.86m), Two radiators and bay window to front aspect.

SITTING ROOM: 12' 10" x 11' 6" (3.91m x 3.50m), Original marble style hearth, coal effect gas fire inset, French doors leading out to rear garden and windows to rear aspect.

STUDY: 10' 0" x 9' 8" (3.05m x 2.94m), Glass fronted storage cupboards, window to side aspect, radiator, access through to kitchen.

KITCHEN: 11' 11" x 10' 0" (3.63m x 3.05m), Range of base level storage units with worktop space incorporating sink unit with mixer tap and drainer, space for freestanding cooker with hob, extractor hood, space for under counter fridge freezer, Vaillant wall mounted gas fired boiler, tongue and groove pine panelled walls, generous understairs storage cupboard, window to rear aspect.

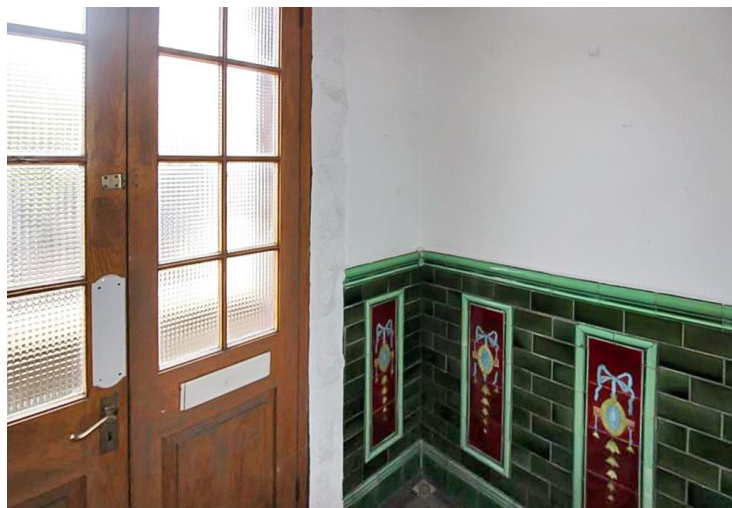


UTILITY: 18' 5" x 6' 0" (5.61m x 1.83m), Access from both the front and rear. Space and plumbing for washing machine/dryer, windows to front, side and rear aspects.

SHOWER: WC, wash hand basin, shower enclosure, tiled splash backs, tiled flooring, heated towel rail.

FIRST FLOOR LANDING: Access to WC, shower room and three bedrooms, stairs leading up to second floor.

BEDROOM ONE: 13' 7" x 12' 10" (4.14m x 3.91m), Radiator, built-in wardrobe, window to rear aspect.



BEDROOM TWO: 12' 8" x 10' 7" (3.86m x 3.22m),
Radiator, built-in wardrobe, window to front aspect.

BEDROOM THREE: 9' 7" x 8' 10" (2.92m x 2.69m),
Radiator, window to front aspect.

WC: WC, window to side aspect.

SHOWER: Walk-in shower enclosure with Triton T80 electric shower and glass screen, bath with mixer taps, wash hand basin with vanity unit underneath, tiled splash backs, airing cupboard, window to side aspect.

SECOND FLOOR:

LOFT ROOM: 14' 9" x 14' 8" (4.49m x 4.47m),
Carpeted flooring, velux window and access to eaves storage.

OUTSIDE: The front of the property is enclosed by stone walling, and there is a driveway to the side providing parking. The garden is to the rear and laid mainly to lawn with patio area for outdoor relaxing during warmer months.

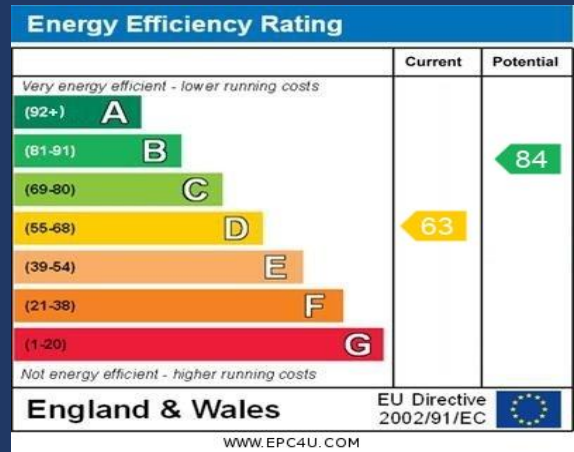
Services Mains electric, water, gas and drainage connected. ** The services and heating system, where applicable, have not been tested. **

Viewings By prior appointment with Agent.



IMPORTANT INFORMATION: All measurements are approximate. We have not tested any fittings, appliances or services within this property and cannot verify them to be in working order or within the Vendor/s ownership. We have not verified the tenure of the property, the type of construction or the condition thereof. Intending Purchasers should make appropriate enquiries through their own solicitor and surveyor etc., prior to exchange of contracts.

01594 833333



PASSIONATE
ABOUT
Property
SINCE 1982