



An immaculately presented and maintained semi-detached bungalow with level gardens and garage. Situated with in a quiet residential location with the added convenience of being walking distance from the town and its amenities.

Comprising a good-sized driveway with single garage, entrance porch & hall, two double bedrooms, dining/secondary living room, lounge with patio doors, kitchen with utility space, two double bedrooms, main bathroom and WC.

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, hospital, 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.

Council Tax Band: B (Forest of Dean District Council)

Tenure: Freehold

Entrance hall

Radiator

Dining

Dining room/secondary lounge - Radiator and electric fire.

Lounge

patio doors to garden, radiator.

Kitchen

Functional space - window to side, fitted at eye and base level units, worktop space, tiled splashbacks, freestanding Gas hob with oven, space for under counter fridge/freezer and dish washer, heated towel rail, tiled floor.

Utility

window to side, built in cupboard space, space for utility machines.

WC

WC, wash hand basin, tiled splashbacks, towel rail.

Bedroom 1

Built in wardrobes, window to front aspect, internal bespoke window shutters, radiator.

Bedroom 2

Window to front aspect, internal bespoke window shutters, radiator.

Please note this room no longer has built in wardrobes and therefore measures 9x8ft.

Bathroom

three piece suite, bath with shower over and screen, basin, WC, tiled splashbacks, loft access.

Garage

w: 8' x l: 15' (w: 2.44m x l: 4.57m)

Garden

Low maintenance gravelled to front. To rear a patio area with steps to the lawn and mature gardens. Raised decked area offering splendid distant views of the Severn estuary.

Services

All mains. Gas central heating. THE SERVICES AND CENTRAL HEATING SYSTEM, WHERE APPLICABLE, HAVE NOT BEEN TESTED.

Vehicle parking

Parking for 3+ vehicles on driveway.

Broadband

Super-fast availability

Viewings

Via prior appointment with Hills

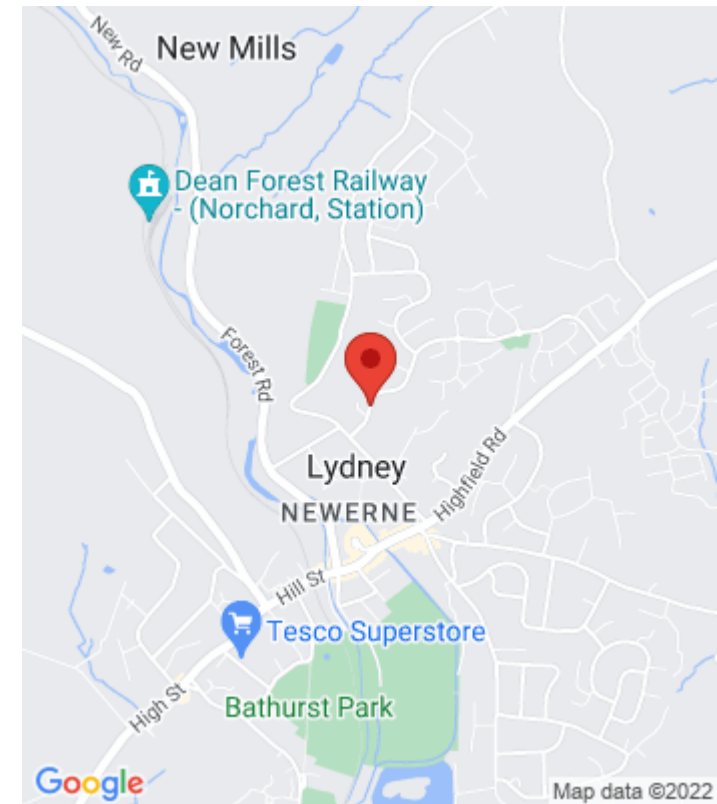


Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



TOTAL APPROX. FLOOR AREA 1004 SQ.FT. (93.3 SQ.M.)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			87
(69-80) C		73	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.