



## At first glance

- 3 Bedrooms
- Driveway and Garage
- Good EPC rating
- Offers invited
- Prime residential
- River views
- Walking distance from Town

## In detail

A well proportioned three bedroom semi-detached home which is in immaculate condition, with driveway and garage, and positioned within a popular and established residential location.

This spacious home comprises; entrance porch, lounge/diner, kitchen, three bedrooms and a bathroom. Externally, there is off road parking on the driveway and generous, well maintained gardens.

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: C (Forest of Dean District Council )

Tenure: Freehold

Parking options: Off Street

Garden details: Private Garden





### **Entrance porch**

Access through to living room.

### **Lounge/diner**

w: 11' 9" x l: 21' (w: 3.58m x l: 6.4m)

Wood effect flooring, window to front and French doors to rear leading to patio and garden, radiator, door to kitchen and door to first floor.

### **Kitchen**

w: 10' 2" x l: 9' 4" (w: 3.1m x l: 2.84m)

A range of units fitted at wall and base level, double eye-level electric oven with grill, space and plumbing for automatic washing machine, space for under-counter fridge, stainless steel single sink and drainer, 4 burner gas hob with extractor hood over, tiled splash-backs, window to rear, enclosed boiler.

### **FIRST FLOOR:**

#### **Landing**

Loft access and airing cupboard.

#### **Bedroom 1**

w: 11' 9" x l: 9' 7" (w: 3.58m x l: 2.92m)

Double bedroom - fitted carpet, window to front with far reaching views, fitted wardrobes.

#### **Bedroom 2**

w: 9' x l: 9' (w: 2.74m x l: 2.74m)

Double room; Window to rear aspect.

#### **Bedroom 3**

w: 7' x l: 6' (w: 2.13m x l: 1.83m)

Window to front.

#### **Bathroom**

Bath with shower over and glass shower screen and tiled walls, WC, pedestal wash-hand basin, chrome ladder radiator, window to rear.

#### **Garage**

w: 7' x l: 17' (w: 2.13m x l: 5.18m)

Up and over door, power and lighting.

#### **Outside**

Tarmac driveway providing off road parking, side gate allowing access to the rear of the property. The rear garden has a patio on the lower level, steps up onto an enclosed lawn area and a further few steps up to the upper lawn with a patio area, the garden also has some mature shrubs and is enclosed via wooden fencing, wall and hedging.

#### **Services**

Mains gas, water, electric and drainage believed to be connected.

#### **Viewings**

Via prior appointment with Hills.





*Town and Country*



*Commercial*

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/fixings 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.



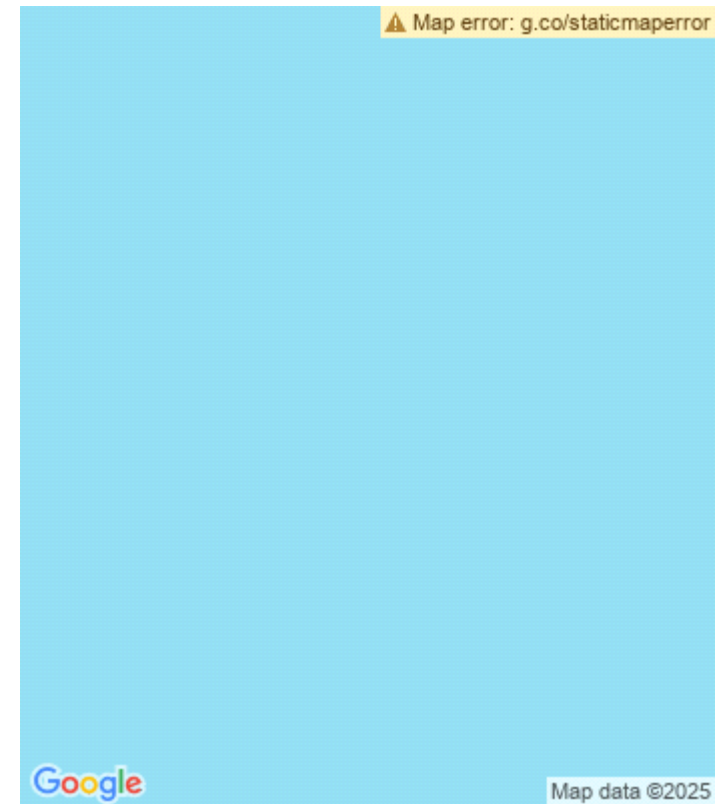
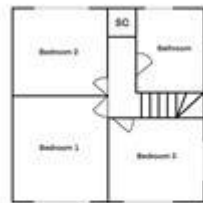
GROUND FLOOR  
APPROX. FLOOR  
AREA 111 SQ FT  
(10.2 SQ M)

PROPOSED WAY 1 HOVEY SQ 15 SQ M  
TOTAL APPROX. FLOOR AREA 126 SQ FT (11.7 SQ M)

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not for scale. Model ref: HILLSPC/2021/01



FIRST FLOOR  
APPROX. FLOOR  
AREA 87 SQ FT  
(8.0 SQ M)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			<b>87</b>
(69-80) <b>C</b>		<b>72</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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.