



A fantastic opportunity to acquire a two bedroom end of terrace coach house in need of cosmetic enhancement throughout with driveway and parking, situated in a fantastic location in the popular town of Lydney. Offered with no onward chain.

This property is a perfect buy for those looking to make a house their own home, for those looking to be close to local amenities, or for those who are looking for an ideal buy to let investment.

The property offers comfortable living accommodation set over two floors. The ground floor comprises; entrance hall, utility space, and downstairs bedroom. The first floor comprises; lounge which is open plan with the dining room, fitted kitchen, bedroom, and family bathroom. Outside, there is a driveway with parking to the front and a flower bed to the side. Please note, this property does not have a garden.

Situated on the edge of Lydney, this property is in close proximity of a variety of different facilities, including a wide range 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, and 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**

Tiled flooring, stairs leading up to first floor, access through to living room.

### **Utility**

w: 5' x l: 7' 10" (w: 1.52m x l: 2.39m)

Window to front aspect, space and plumbing for washing machine/dryer, access into downstairs bedroom.

### **Bedroom 2**

w: 8' x l: 12' (w: 2.44m x l: 3.66m)

Window to rear aspect, radiator, storage cupboard.

## **FIRST FLOOR:**

### **Living room**

w: 11' 10" x l: 17' 10" (w: 3.61m x l: 5.44m)

Window to front aspect, velux roof light to rear aspect, radiator, open plan layout with dining room.

### **Dining Room**

w: 8' x l: 8' 1" (w: 2.44m x l: 2.46m)

French doors providing access out onto Juliet balcony, access through to kitchen, bedroom one and bathroom.

### **Kitchen**

w: 8' x l: 9' (w: 2.44m x l: 2.74m)

Window to front aspect, range of fitted units at eye and base level with worktop space, sink unit with mixer tap and drainer, space and plumbing for washing machine/dryer, tiled splash backs, integrated oven, gas hob, space for washing machine/dryer, tiled flooring.

### **Bedroom 1**

w: 8' x l: 10' (w: 2.44m x l: 3.05m)

Window to front aspect, built-in wardrobes with mirrored doors.

### **Bathroom**

Bath with shower attachment, wash hand basin, WC, tiled splash backs.

### **Outside**

Brick paved driveway with ample space for parking, flower borders to the side. Please note: this property does not have a garden.

### **Services**

Mains gas, electric, water and drainage connected.

\*The services and central heating system where applicable have not been tested.\*

### **Viewings**

By prior appointment with Hills.

**Rates**

Council Tax Band: B - aprox £1,727.06 pa.

Please refer to [https://www.counciltax.info/council/forest\\_of\\_dean](https://www.counciltax.info/council/forest_of_dean) for prices in the Forest of Dean and <https://www.gov.uk/council-tax-bands> for the Tax Band.

**Water Rates**

Severn Trent - to be advised.

**Local Authority**

Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.

**Money Laundering Regulations**

To comply with MLR, all prospective purchasers will be asked to produce ID documentation at the time of making an offer. We kindly ask for your cooperation during this.

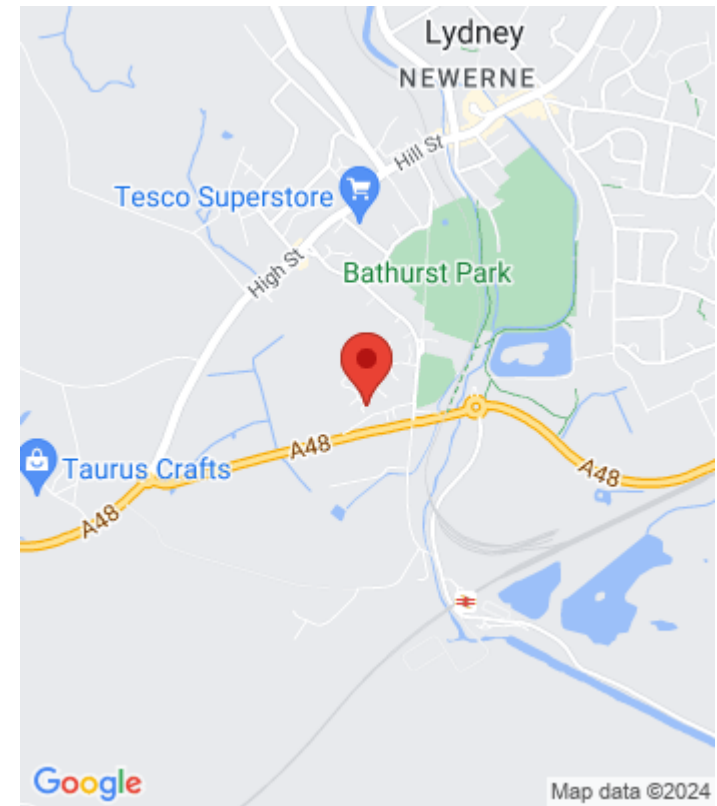
**Please note**

As the freeholder its the owners responsibility to insure the building.

The garage bellow are separately owned on a "leasehold" and are paying a "peppercorn" rent. Please ask for more information.



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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
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.