



## At first glance

- 3 double bedrooms
- Close to Town amenities
- Flexible accomodation
- Kitchen/diner/family area
- Offers invited
- Recently modernised

## In detail

A light and spacious three bedroom mid terraced property offering a large open plan kitchen/dining space, enclosed gardens to both front and rear, and situated in an ideal town location, within walking distance to Lydney's local amenities.

This property offers flexible accommodation and is perfect for those looking to purchase their first home, or for those looking for a spacious home for their budding family. It is within walking distance to local amenities, but also close to further travel networks for those hoping to commute to further towns and/or cities.

Internally, the property comprises entrance hall, lounge, open plan kitchen/diner, utility space, three bedrooms and a family bathroom. Externally, there are enclosed gardens to front and rear, and the rear is laid to both decking and lawn, providing a fantastic space for family members and guests to sit out and enjoy.

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 offering access to the M5 and the Midlands.

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

Tenure: Freehold

Parking options: On Street

Garden details: Private Garden





### **Entrance hall**

Tiled flooring, access through to lounge and kitchen/diner, stairs leading up to first floor.

### **Lounge**

w: 13' 3" x l: 17' 5" (w: 4.04m x l: 5.31m)

Laminate flooring, radiator, window to front aspect, doors leading out into the rear garden.

### **Kitchen/diner**

w: 11' x l: 15' 1" (w: 3.35m x l: 4.6m)

Fitted units at eye and base level with worktop space, sink unit with mixer tap and drainer, cooker with gas hob over, space and plumbing for washing machine and dishwasher and space for tumble dryer and freestanding fridge freezer, radiator, window to rear aspect, doors leading out into rear garden, space for dining table, access into separate utility area.

### **FIRST FLOOR:**

#### **Landing**

Access to all bedrooms and family bathroom, airing cupboard.

#### **Bedroom 1**

w: 9' 3" x l: 17' 4" (w: 2.82m x l: 5.28m)

Windows to front and rear aspects, radiator.

#### **Bedroom 2**

w: 10' 6" x l: 11' (w: 3.2m x l: 3.35m)

Window to rear aspect, built-in wardrobe, radiator.

#### **Bedroom 3**

w: 6' 4" x l: 12' 2" (w: 1.93m x l: 3.71m)

Window to front aspect, radiator.

#### **Bathroom**

Panelled bath with mixer taps and shower attachment, wash hand basin, WC, windows to rear aspect, tiled flooring, part tiled walls, heated towel rail.

#### **Outside**

To the front of the property, there are lawned areas and a pathway leads to the entrance. To the rear of the property, there is a decking area leading out from both lounge and kitchen/diner, with steps leading down onto a lawned area. The garden to the rear is enclosed via fencing and provides a fantastic and private space outside to relax and entertain.

#### **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

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.

#### **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.



*Town and Country*

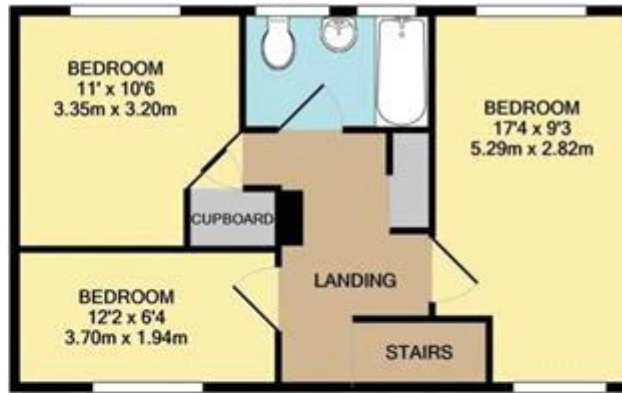


*Commercial*

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/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.



GROUND FLOOR  
APPROX. FLOOR  
AREA 509 SQ.FT.  
(47.2 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 491 SQ.FT.  
(45.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1000 SQ.FT. (92.9 SQ.M.)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			<b>85</b>
(69-80) <b>C</b>		<b>73</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.