



At first glance

- 3 Bedrooms
- Close to local amenities
- Garage
- Off-road parking
- Recently extended
- Secure, enclosed garden to rear
- Utility room

In detail

A spacious and recently extended three bedroom semi-detached property with parking, garage and enclosed garden to rear, situated in an ideal town location close to Lydney's local amenities.

The property offers comfortable and generous accommodation set over two floors. Internally, the property comprises entrance hall, lounge, WC, kitchen, dining room/lounge with double doors providing access to the rear garden, utility room, three bedrooms and a family bathroom. Externally, there is parking to the front of the property and side access around to the rear. There is a garage with rear access and side access from the rear garden, which is laid to patio, decking and lawn with a variety of shrubs, plants and flowers.

This fantastic property sits on the doorstep to many beautiful walks around Lydney but also within the wider Forest of Dean and Wye Valley area. It is within walking distance to Lydney Train Station and the abundance of retail facilities in the town.

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 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

Access through to lounge, kitchen, WC and stairs leading up to first floor.

Lounge

Carpeted flooring, radiator, window to front aspect.

WC

WC, wash hand basin with vanity unit underneath, radiator, window to side aspect.

Kitchen

Fitted units at eye and base level, sink with mixer tap and drainer, space for freestanding cooker with hob, space for undercounter fridge freezer, window to side aspect, access through to utility room and through to dining room.

Utility

space for freestanding fridge freezer, door providing access to outside, fitted units at eye and base level, space and plumbing for washing machine/tumble dryer.

Dining Room

"Feature" Log burning stove, radiator, space for dining table and chairs alongside lounge furniture, double doors leading out into rear garden.

FIRST FLOOR:

Landing

Access to all three bedrooms and bathroom.

Bedroom 1

Carpeted flooring, radiator, bay window to front aspect.

Bedroom 2

Carpeted flooring, window to rear aspect, radiator.

Bedroom 3

Carpeted flooring, radiator, window to rear aspect.

Bathroom

Bath with mixer taps and shower attachment, WC, wash hand basin with vanity unit underneath, window to front aspect.

Outside

To the front of the property, there is parking space for one vehicle with side access around to the rear of the property. The rear garden is laid to patio, decking and lawn, and is low maintenance with a variety of shrubs, plants and flowers. There is a garage for outdoor storage which can be accessed via foot through the garden, and via up and over door to the rear.

Services

Mains gas, electric, water and drainage connected.

** The services and 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 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.



Garage
accessed via the rear of the property.





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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		81
(55-68)	D	69	
(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.