



At first glance

- Characterful and charming features
- Close to local amenities
- Ideal buy to let
- Outdoor storage and workshop
- Perfect for first time buyers
- Secure, enclosed garden to rear
- Town location

In detail

A unique and well-presented three bedroom mid-terraced home with enclosed garden to rear, side access and workshop, situated in an ideal town location close to Lydney's amenities.

This property is the perfect buy for first-time buyers, those looking to purchase a buy to let or even buyers looking to downsize. It offers comfortable accommodation and internally comprises; sitting room, dining room, kitchen, three upstairs bedrooms and upstairs bathroom. Externally, the garden is laid to patio and lawn, and has a pond, various plants and shrubs, a workshop with power and lighting supply and a storage space for composting.

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 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

Please note: there a flying freehold over the walkway to enable rear access.

Parking options: On Street

Garden details: Private Garden

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

Sewerage: Mains

Rights & easements: Private right of way





Sitting room

Access to the property is through the sitting room.

Feature fireplace with log burner, fitted storage cupboards, window to front aspect, access through to dining room.

Dining Room

Storage cupboard, window to rear aspect, access through to kitchen, stairs leading up to first floor.

Kitchen

Fitted units at eye and base level with worktop space, sink unit with mixer tap and drainer, space and plumbing for washing machine/dryer, space for under counter fridge and freezer, space for freestanding cooker with hob above, tiled splash backs, wall-mounted boiler, windows to side and rear aspects, door providing access outside.

FIRST FLOOR:

Landing

Access to all three bedrooms and family bathroom. Access to loft space which is insulated, boarded and carpeted.

Bedroom 1

Carpeted flooring, radiator, large storage cupboard over stairs, window to rear aspect.

Bedroom 2

Carpeted flooring, radiator, window to front aspect.

Bedroom 3

Carpeted flooring, radiator, window to front aspect.

Bathroom

WC, wash hand basin, bath with taps and shower attachment, shower enclosure, tiled walls, window to rear aspect.

Outside

To the front of the property, there is a path which takes you to the front door and a variety of plants and flowers.

To the rear of the property, there is a patio area which is perfect for outdoor entertainment, a wildlife pond, lawned area, a workshop with power and lighting supply and a useful storage area behind. Please note there is side access to the rear garden via a neighbouring property.

Services

Mains water, gas, electric and drainage connected.

** The heating system and services, 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.

Please note

The property has a "flying freehold" over the walkway which enables side access to No39 and the neighbouring property.





Town and Country



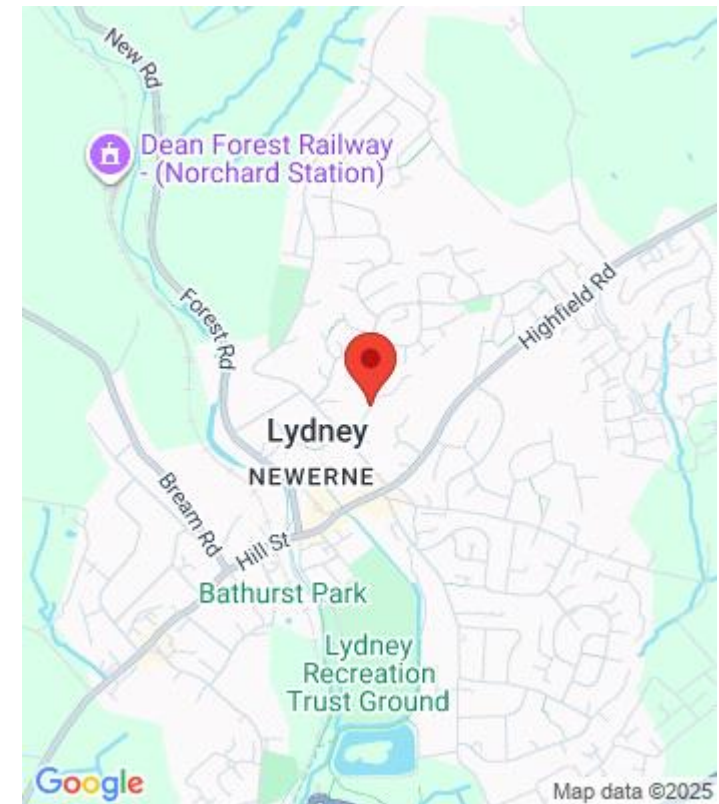
Commercial

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.



TOTAL FLOOR AREA: 840 sq ft (78.1 sq m.) approx.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	64	
(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.