



## At first glance

- 2 bedrooms
- Close to local amenities
- Driveway
- Enclosed garden to rear
- Garage
- Offered with NO onward chain
- Town location

## In detail

A well-presented two bedroom semi-detached property offering driveway providing parking, garage and enclosed rear garden, situated in an ideal location close to local amenities. Offered with NO onward chain.

This property offers comfortable accommodation and would be perfect for first-time buyers or those looking to be within a town location. Internally comprising; entrance hall, lounge, kitchen, two bedrooms and bathroom. Externally, there is a driveway to front, garage with power and lighting supply and enclosed rear garden which is tiered.

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

Parking options: Driveway, Garage

Garden details: Enclosed Garden, Rear Garden

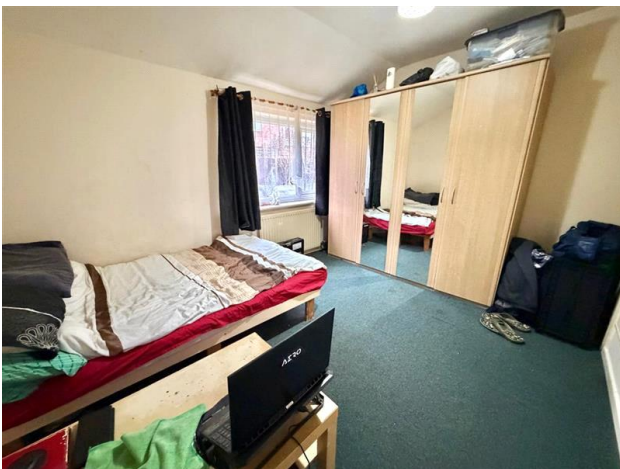
Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

Sewerage: Mains





### **Entrance hall**

Access through to lounge, stairs leading up to first floor.

### **Lounge**

Carpeted flooring, radiator, window to rear aspect, access through to kitchen.

### **Kitchen**

Fitted units at eye and base level with worktop space, sink unit drainer, space and plumbing for washing machine/dryer and dishwasher, space for cooker with electric hob above and extractor hood, space for freestanding fridge freezer, tiled splash backs, window to rear aspect, door to rear.

### **FIRST FLOOR:**

#### **Landing**

Access to both bedrooms and bathroom.

#### **Bedroom 1**

Carpeted flooring, radiator, window to rear aspect.

#### **Bedroom 2**

Carpeted flooring, radiator, window to rear aspect.

#### **Bathroom**

Bath, WC, wash hand basin, tiled splash backs, window to front aspect.

#### **Outside**

To the front of the property, there is a driveway providing parking and garage with power and lighting supply. The rear garden is enclosed and tiered, offering steps and a pathway up to the top with lawned areas.

#### **Services**

Mains water, electric, gas 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](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/fitings 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



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		90
(69-80)	C	72	
(55-68)	D		
(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.