



At first glance

- 3 Bedrooms
- Close to local amenities
- Enclosed garden to rear
- Ideal location
- Offered with NO onward chain
- Parking: Large Driveway
- Scope for modernisation

In detail

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

This home is perfect for those looking to put their own stamp on a property and offers opportunities for modernisation and personalisation. Internally comprising; entrance hall, three bedrooms (one could be utilised as a dining room if desired), shower room, kitchen, lounge and conservatory. Externally, there is a driveway providing parking for multiple vehicles and rear garden with garden shed for storage and garage.

Situated in 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

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

Sewerage: Mains





Entrance hall

Window to side aspect, wood flooring, radiator, access through to all three bedrooms, lounge, shower room, and kitchen.

Lounge

Carpeted flooring, window to front aspect, radiator.

Bedroom 1

Carpeted flooring, window to side aspect, radiator.

Bedroom 2

Wood flooring, window to side aspect, radiator.

Shower

Corner shower enclosure, WC, wash hand basin with vanity unit underneath, tiled flooring, tiled splash backs, radiator, window to side aspect.

Kitchen

Fitted units at eye and base level with worktop space, oven and grill with gas hob above, sink unit with drainer, space and plumbing for washing machine/tumble dryer, space for fridge freezer, tiled splash backs, window to side aspect, sliding doors through to conservatory.

Bedroom 3

Wood flooring, radiator, built-in wardrobes, sliding doors out to rear garden.

Conservatory

Windows to rear and side aspects, door out to garden.

Outside

To the front of the property, there is a driveway providing parking which then has gated access to extra parking space. The front garden is laid to gravel with a pathway leading to the entrance door.

The rear garden is laid to patio and has steps leading down to further garden areas and a shed for outdoor storage. There is also a garage to the rear.

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 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

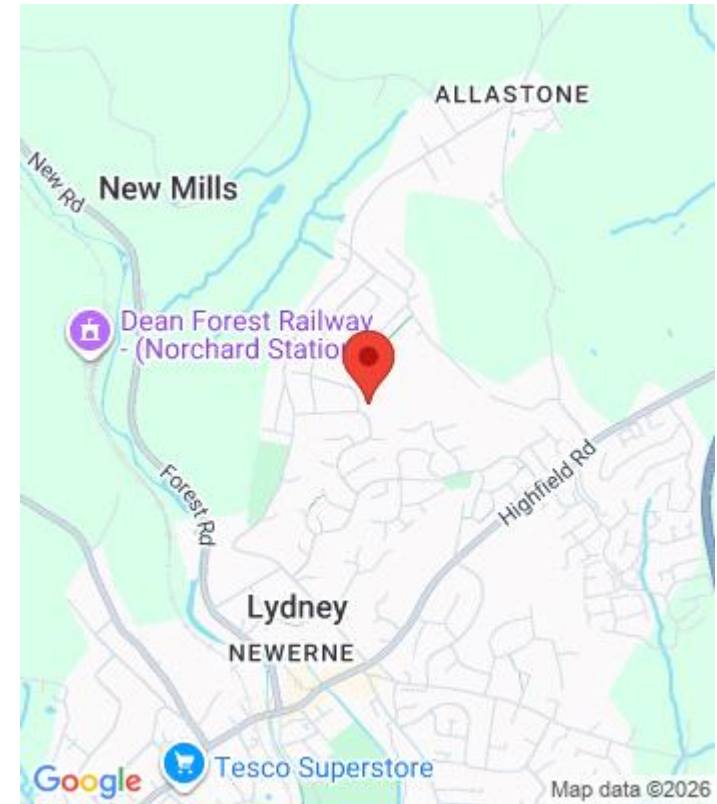
Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, 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
986 sq ft. (91.6 sq.m.) approx.



TOTAL FLOOR AREA: 986 sq ft. (91.6 sq.m.) approx.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-) A		
(81-91) B	87	90
(69-80) C		
(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.