



At first glance

- 2 bedrooms
- Close to local amenities
- Enclosed garden to rear
- Garage
- Ideal location
- Off-road parking
- Perfect for first time buyers
- Recently installed boiler

In detail

A light and well-presented two bedroom mid-terraced property offering enclosed garden to rear, single garage and off-road parking for one vehicle, situated within walking distance to Lydney's amenities.

This property offers comfortable accommodation set over two floors and is perfect for first time buyers looking to get on the property ladder. Internally comprising; entrance hall, kitchen, lounge, two bedrooms and bathroom.

Externally, there is an enclosed rear garden laid to both patio and Astro turf, with a garage and off-road parking behind.

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

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

Sewerage: Mains





Entrance hall

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

Kitchen

Fitted units at eye and base level with worktop space, integrated oven with electric hob and extractor hood over, sink unit with drainer, space and plumbing for washing machine/dryer, space for freestanding fridge freezer, tiled splash backs, window to front aspect, wood-effect flooring.

Lounge

Wood-effect flooring, radiator, storage cupboard, French doors 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 front aspect, airing cupboard with boiler and separate storage cupboard.

Bathroom

Bath with shower, WC, wash hand basin, tiled splash backs, wood-effect flooring.

Outside

To the front of the property, there is a pathway which leads up to the front door, with low-maintenance pebbled areas to either side.

The rear garden is enclosed by fencing and laid to both patio and Astro turf, with a pathway leading up to the garage. The garage has a side door and front door and offers power and lighting supply. There is parking for one vehicle outside the garage.

Services

Mains gas, water, electric 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.

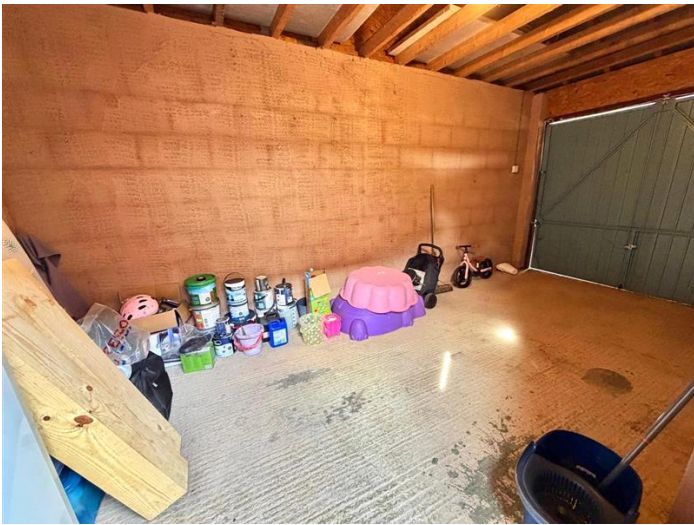
Water Rates

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.

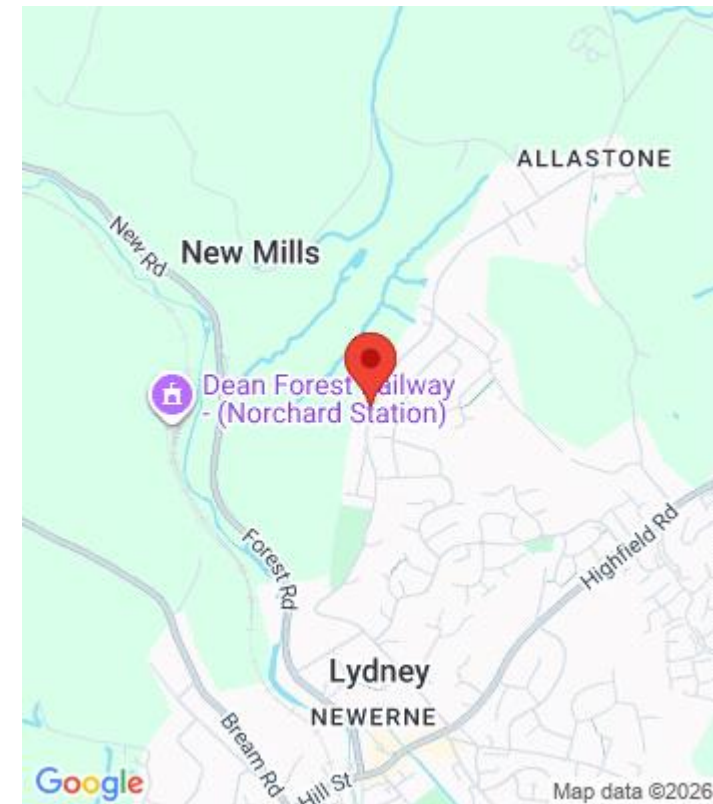
Approximate Gross Internal Area
 Main House = 52 Sq M/560 Sq Ft
 Garage = 11 Sqa M/118 Sq Ft
 Total = 63 Sq M/678 Sq Ft



Ground Floor

First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(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
		62	88

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.