



At first glance

- 2 bedrooms
- Character features
- Close to local amenities
- Prime location
- Recently modernised
- Recently renovated
- Secure, enclosed garden to rear
- New boiler

In detail

A recently modernised and renovated two bedroom mid-terraced property offering enclosed garden to rear and situated in an ideal town location close to local amenities. Offered with NO onward chain.

This property is perfect for those looking to purchase their first home or for those looking for a buy to let.

Internally, it offers comfortable accommodation set over two floors and comprises; lounge, kitchen, bathroom, utility area, and two bedrooms.

Externally, the property can be accessed from the street and the rear garden is long and enclosed, offering a great outdoor space for those who like gardening.

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: A (Forest of Dean District Council)

Tenure: Freehold

Parking options: On Street

Garden details: Enclosed Garden

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

Sewerage: Mains





Lounge

Tiled flooring, feature fireplace, window, access through to kitchen.

Kitchen

Fitted units at base level with worktop space, integrated oven with induction hob and extractor hood above, sink unit with drainer, tiled splash backs, space for undercounter fridge, window, tiled flooring, access through to inner hall.

Hall

Access through to cloakroom and utility space, stairs leading up to first floor, door to rear garden.

Utility

Worktop space, space and plumbing for washing machine, tumble dryer and undercounter fridge/freezer, tiled flooring, tiled splash backs.

Bathroom

WC, wash hand basin, bath with shower, tiled walls and flooring.

FIRST FLOOR:

Bedroom 1

Carpeted flooring, window, feature fireplace, radiator.

Bedroom 2

Carpeted flooring, window, radiator.

Outside

The property can be accessed from the street and it benefits from a long, enclosed garden to rear which is laid to both decking and lawn, offering a fantastic space outside for relaxing and entertaining.

Services

Mains water, electric, gas and drainage connected.

** The services and heating system, where applicable, have not been tested. **

Rates

Council Tax Band: A

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/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		90
(69-80)	C		
(55-68)	D	63	
(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.