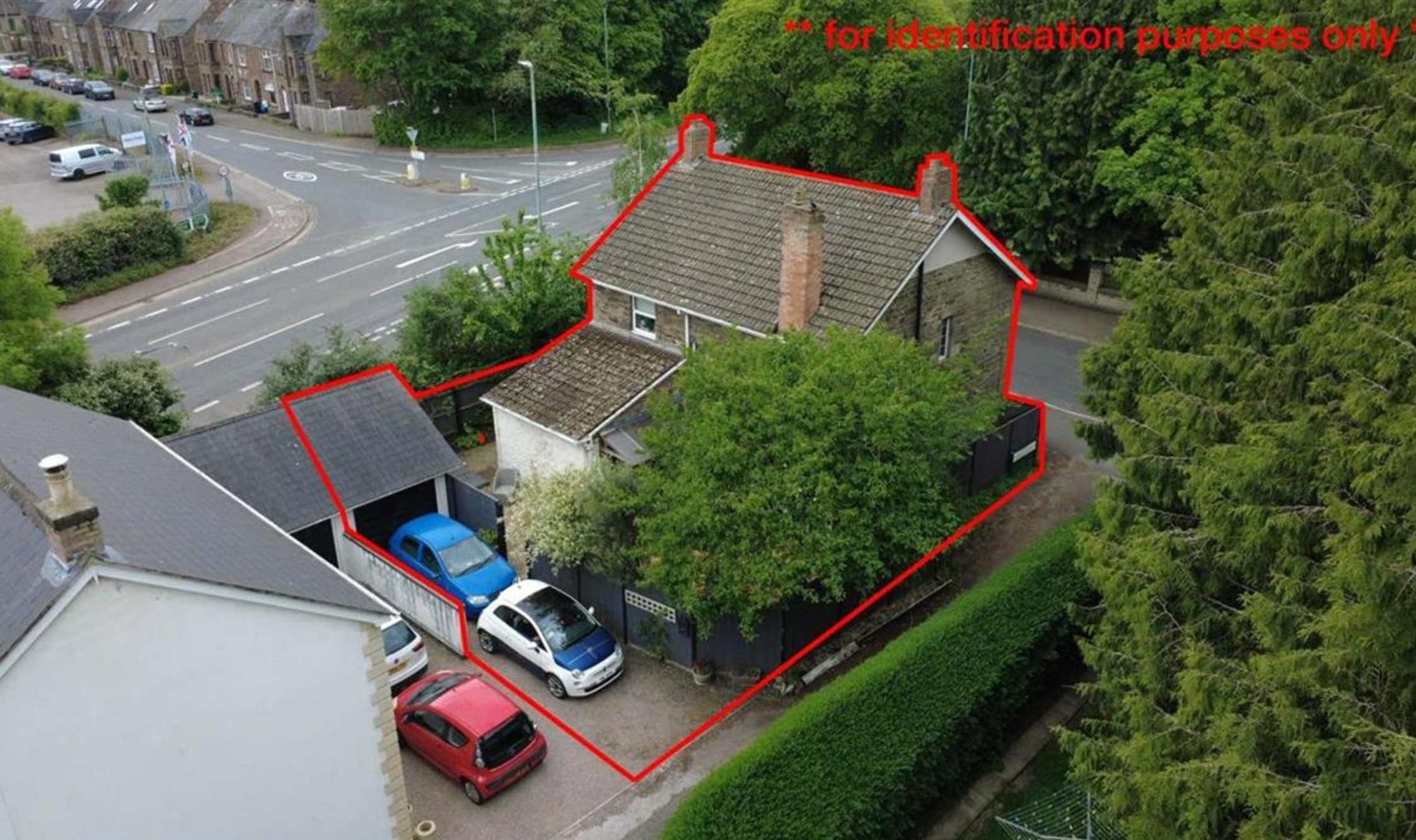


**** for identification purposes only ****



At first glance

- 4 Bedrooms - 1 En-suite
- Close to local amenities
- Driveway
- Garage
- Low maintenance garden
- Town location
- Close to train station

In detail

A well-presented four bedroom detached property offering driveway, garage and low-maintenance gardens, situated in an ideal location close to Lydney's local amenities.

This property is perfect for families and those looking to be within walking distance to local amenities. Internally, it offers spacious and comfortable accommodation set over two floors. It comprises; entrance hall, sitting room, drawing room, utility/cloakroom, kitchen, family room, four bedrooms (one en-suite) and bathroom.

Externally, there is off-road parking on driveway, garage, and low-maintenance gardens which wrap around the sides of the property and offer a variety of trees, bushes and shrubs, alongside a greenhouse.

Situated on the edge of 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, 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 for access onto the M5 and the Midlands.

Council Tax Band: D (Forest of Dean District Council)

Tenure: Freehold

Parking options: Driveway, Garage

Garden details: Private Garden

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

Sewerage: Mains





Entrance hall

Access through to sitting room, drawing room, kitchen and utility/cloakroom, stairs leading up to first floor, window to rear aspect.

Sitting room

Windows to front and side aspects, radiator, wood-effect flooring.

Drawing room

Windows to front and side aspects, radiator, carpeted flooring, space for electric fire.

Utility

Fitted units at eye and base level with worktop space, sink unit, space and plumbing for washing dryer, WC, wash hand basin, tiled flooring, window to side aspect, heated towel rail.

Kitchen

Fitted units at eye and base level with worktop space, integrated oven with gas hob and extractor hood above, sink unit with drainer, integrated fridge freezer and dishwasher, space for dining table and chairs, tile effect flooring, tiled splash backs, window to side aspect, opening to family room.

Family room

Tile effect flooring, radiator, space for electric fire, windows to side aspects, door to outside.

FIRST FLOOR:

Landing

Access through to all bedrooms and bathroom.

Bedroom 1

Carpeted flooring, windows to front and side aspects, radiator, access to en-suite.

En-suite

WC, wash hand basin, shower enclosure, wooden flooring.

Bedroom 2

Carpeted flooring, window to side aspect, radiator.

Bedroom 3

Carpeted flooring, window to rear aspect, radiator.

Bedroom 4

Carpeted flooring, window to front aspect, radiator.

Bathroom

Bath with shower, WC, wash hand basin, wooden flooring, heated towel rail, window to side aspect.

Outside

To the side of the property, there is a shared driveway which leads up to the driveway for this property with a garage behind. There is then access into the garden which is low maintenance and laid to gravel and patio. There are a variety of trees, shrubs, plants and bushes in the garden alongside a greenhouse for those who enjoy growing their own produce.

** Please note, there is also access to the property from the front door via the road. **

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: D

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



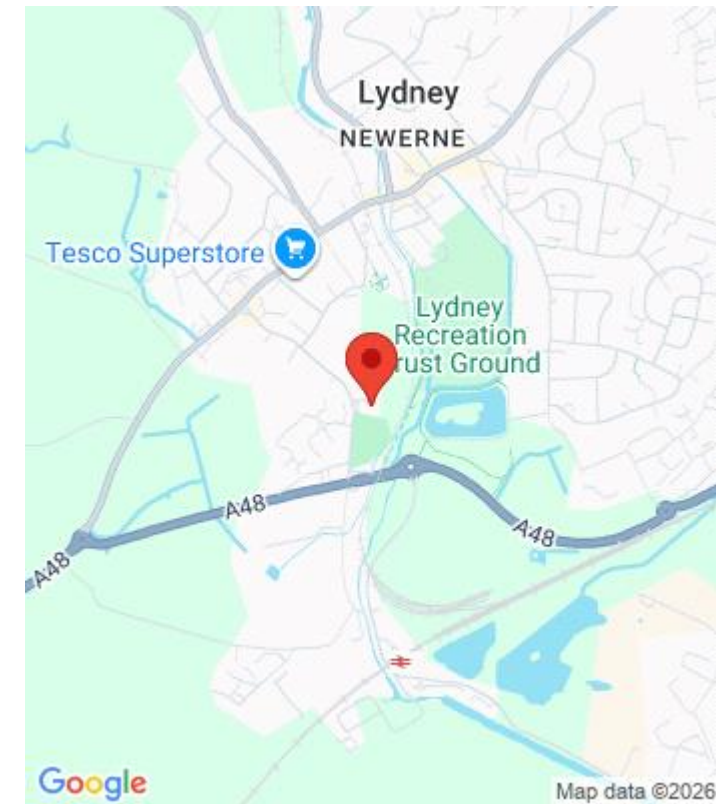
Commercial

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/fixings 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 = 129 Sq M/1389 Sq Ft
 Garage = 14 Sq M/151 Sq Ft
 Total = 141 Sq M/1540 Sq Ft



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		83
(55-68)	D	55	
(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.