



At first glance

- 3 Bedrooms
- Close to local amenities
- Close to train station
- Enclosed garden to rear
- Off-road parking
- Outdoor office space
- Outdoor storage
- Prime location

In detail

A light and spacious three bedroom semi-detached property offering off-road parking, home office with garage storage space, and tiered gardens to rear, situated in an ideal town location close to Lydney's local amenities.

This property is perfect for those looking to buy their first property, those needing to work from home, or those looking to find their next family home.

Internally, it offers generous and comfortable accommodation and comprises; entrance hall, lounge, dining room, kitchen, three bedrooms and bathroom. Externally, there is a driveway to front with well-maintained gravel area, external access to home office and garage space. There is side access to the rear garden which is tiered and offers a versatile space for outdoor seating and entertaining.

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, 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: C (Forest of Dean District Council)

Tenure: Freehold

Parking options: Driveway

Garden details: Enclosed Garden

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

Sewerage: Mains





Entrance hall

Stairs leading up to first floor and down to lower ground floor.

LOWER GROUND FLOOR

Lounge

Wooden flooring, radiator, windows to front and rear aspects.

Dining Room

Wood effect flooring, radiator, sliding doors out to rear.

Kitchen

Fitted units at eye and base level with worktop space, integrated oven with hob and extractor hood above, space and plumbing for washing machine, sink unit with drainer, space for freestanding fridge freezer, tiled splash backs, tiled flooring, window to side aspect.

FIRST FLOOR:

Bedroom 1

Carpeted flooring, radiator, window to rear aspect.

Bedroom 2

Carpeted flooring, radiator, window to rear aspect.

Bedroom 3

Carpeted flooring, radiator, window to front aspect.

Bathroom

Bath with shower head and glass screen, wash hand basin with vanity unit underneath, WC, radiator, fully tiled, window to side aspect.

Outside

There is an office space which can be accessed via the driveway for those who work from home, with garage space to front providing storage space.

To the front of the property, there is a driveway with parking space and a path which leads to the property, There is also a gravelled area with a variety of plants and shrubs.

There is side access around to the rear garden, where the garden is tiered and offers various different spaces for sitting and relaxing. The garden is laid to patio, lawn and gravel and are well-maintained and enclosed by fencing.

Services

Mains water, electric, drainage, and gas connected.

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

Viewings

By prior appointment with Hills.

Rates

Council Tax Band: C

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.

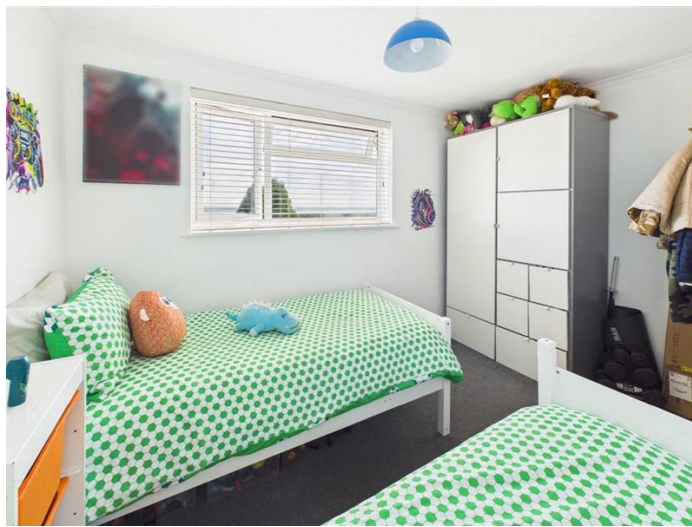
Water Rates

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		87
(69-80)	C		
(55-68)	D	61	
(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.