



At first glance

- 3 Bedrooms
- Enclosed garden
- Ideal buy to let
- Perfect for first time buyers
- Shower room and Bathroom
- Situated on Lydney's high street

In detail

A fantastic opportunity to acquire a three bedroom terraced property with enclosed garden, situated in a convenient location on Lydney's high street with plenty of available public parking near by. Offered with NO onward chain.

This property is perfect for those looking to get on the property ladder or those looking to purchase a buy to let.

Internally comprising; entrance hall, lounge, kitchen, utility room, downstairs bathroom, three bedrooms upstairs and an upstairs shower room. Externally, there is an enclosed lawn garden.

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 offering access to the M5 and the Midlands.

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

Tenure: Freehold

Garden details: Private Garden, Rear Garden

Electricity supply: Mains

Heating: LPG

Water supply: Mains

Sewerage: Mains





Entrance hall

Access through to lounge.

Lounge

w: 22' 10" x l: 17' 7" (w: 6.96m x l: 5.36m)

Feature fireplace, window to front aspect, stairs leading up to first floor, access through to kitchen.

Kitchen

w: 8' 5" x l: 10' 1" (w: 2.57m x l: 3.07m)

Fitted units at eye and base level with worktop space, space for freestanding fridge freezer, oven with gas hob and extractor hood above, space and plumbing for washing machine/dryer, sink unit with mixer taps and drainer, window to rear aspect, access through to utility room.

Utility

w: 7' 9" x l: 8' 3" (w: 2.36m x l: 2.51m)

Window to rear aspect, access through to bathroom, door to rear garden.

Bathroom

w: 4' 10" x l: 7' 8" (w: 1.47m x l: 2.34m)

WC, wash hand basin, bath with shower attachment, tiled splash backs.

FIRST FLOOR:

Landing

Access to all bedrooms and shower room.

Bedroom 1

w: 9' 7" x l: 11' (w: 2.92m x l: 3.35m)

Carpeted flooring, radiator, window to front aspect, feature fireplace.

Bedroom 2

w: 9' 2" x l: 10' 4" (w: 2.79m x l: 3.15m)

Carpeted flooring, radiator, window to rear aspect.

Bedroom 3

w: 5' 10" x l: 10' 9" (w: 1.78m x l: 3.28m)

Carpeted flooring, radiator, window to front aspect.

Shower

w: 4' 5" x l: 4' 10" (w: 1.35m x l: 1.47m)

Shower enclosure, WC, wash hand basin.

Outside

The front of the property can be accessed from the high street.

The garden is laid to lawn and is enclosed by fencing and can be accessed from the utility room.

Services

Mains water, electric, and drainage connected. LPG gas.

** 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.

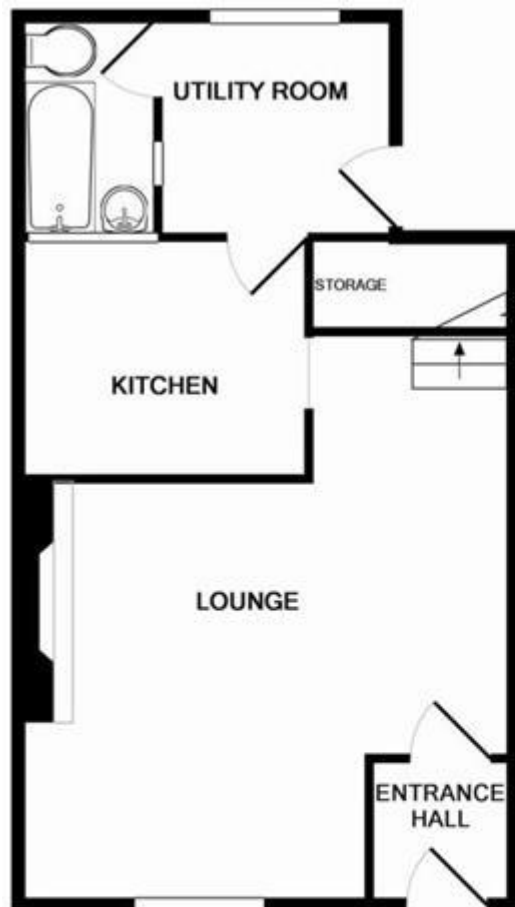


Town and Country

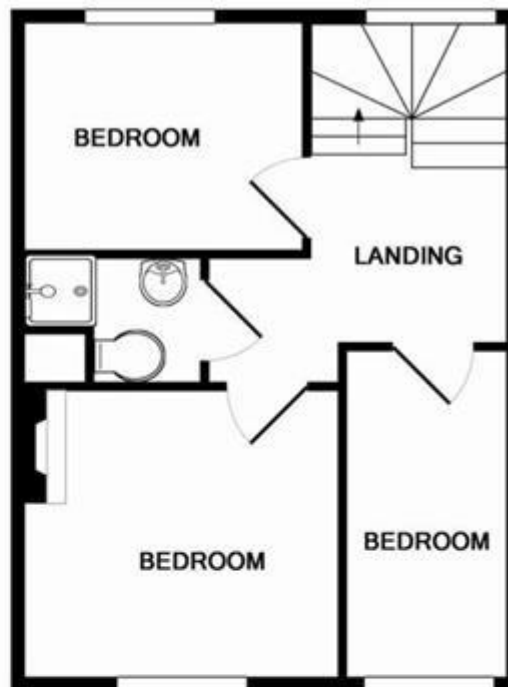


Commercial

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.

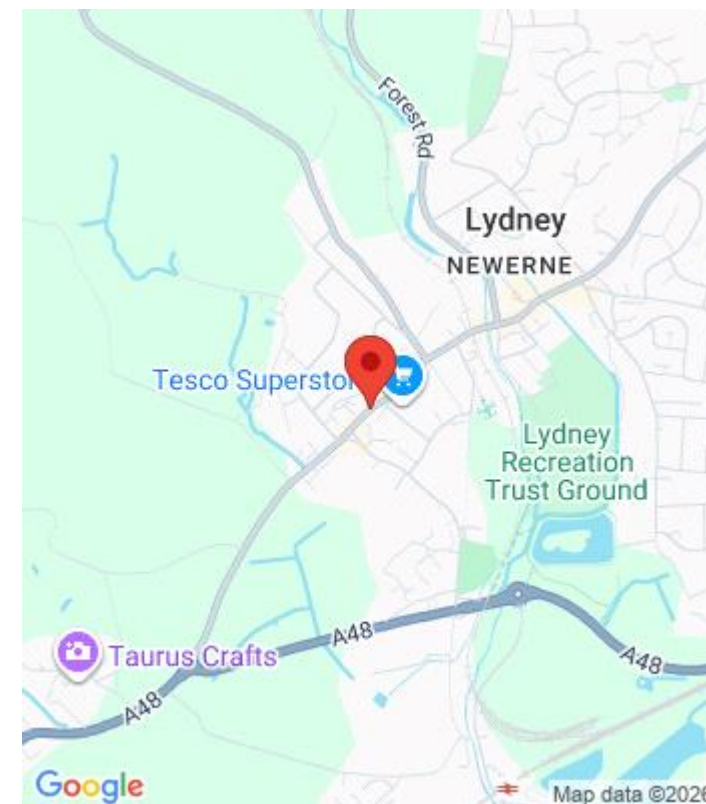


GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
Made with Metropix ©2014



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		

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.