



At first glance

- 3 bedrooms and 1 en-suite
- Close to Town amenities
- Close to train station
- Convenient location
- Driveway
- Light and modern accommodation
- Perfect for first time buyers
- Secure, enclosed garden to rear

In detail

A light and modern three bedroom semi-detached property offering driveway and enclosed garden to rear, situated in an ideal town location close to local amenities.

This property is the perfect buy for first-time buyers or those looking for a modern home. Offering comfortable internal accommodation, it comprises; entrance hall, cloakroom, kitchen, lounge, three bedrooms (one with en-suite) and bathroom.

Externally, there is a driveway to the side with access into the rear garden which is laid to both patio and lawn.

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 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: C (Forest of Dean District Council)

Tenure: Freehold

Parking options: Driveway

Garden details: Private Garden

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

Sewerage: Mains





Entrance hall

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

Cloakroom

WC, wash hand basin, radiator, window to front aspect, wood-effect flooring.

Kitchen

Fitted units at eye and base level with worktop space, integrated oven with gas hob and extractor hood above, space for freestanding fridge freezer, space and plumbing for washing machine, sink unit with drainer, radiator, breakfast bar unit, tile effect flooring, window to front aspect.

Lounge

Carpeted flooring, radiator, window to rear aspect, French doors providing access to rear garden.

FIRST FLOOR:

Landing

Carpeted flooring, access through to all bedrooms and bathroom, storage cupboard.

Bedroom 1

Carpeted flooring, radiator, window to rear aspect, access to en-suite.

En-suite

WC, wash hand basin, shower enclosure, radiator, tile effect flooring, tiled splash backs.

Bedroom 2

Carpeted flooring, radiator, window to front aspect.

Bedroom 3

Carpeted flooring, radiator, window to rear aspect.

Bathroom

WC, wash hand basin, bath, window to front aspect, tile effect flooring, tiled splash backs.

Outside

To the side of the property, there is a driveway providing parking and gated access into the rear garden. The rear garden is laid to patio and lawn and offers a low-maintenance space outside.

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: 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.

Please note

There is an estate management fee in relation to maintenance of the estate.





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.



Floor 0



Floor 1



Approximate total area*
806 ft²
74.8 m²

(*) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GRAPTS 360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)	A	95
(81-91)	B	
(69-80)	C	84
(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.