HILLS
PROPERTY CONSULTANTS

Woodland Rise, Lydney
£255,000

3 bedroom semi-detached house for sale | Freehold

At first glance

- 3 Bedrooms
- Close to Town amenties
- Driveway
- Enclosed garden to rear
- Garage
- Ideal location
- Summer house
- No Onward Chain

In detail

A spacious and well-presented three bedroom semi-detached property offering driveway, garage and enclosed rear garden, situated in an ideal location close to local amenities and offered with NO onward chain.

This property is perfect for first-time buyers or those looking to be close to a town and its amenities. It offers comfortable accommodation and internally comprises; entrance hall, lounge, kitchen/diner, three bedrooms and bathroom.

Externally, there is a driveway to front with garage. There is side access around to the rear garden where the rear garden is laid to both patio and lawn and also offers a fantastic outdoor summer house which could be utilised as a home office or studio space.

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: B (Forest of Dean District Council)
Tenure: Freehold
Electricity supply: Mains
Heating: Gas Mains
Water supply: Mains
Sewerage: Mains

Entrance hall
Carpeted flooring, radiator, stairs leading up to first floor and stairs leading down to lower ground floor.

LOWER GROUND FLOOR

Living room
Carpeted flooring, feature fireplace, window to front aspect, French doors to rear.

Kitchen/diner
Wood-effect flooring, fitted units at eye and base level with worktop space, gas hob with extractor hood above, integrated fridge freezer, dual ovens and washing machine, sink unit with drainer, windows to side and rear aspect, space for dining table and chairs, door to rear.

FIRST FLOOR:

Landing
Access through to all bedrooms and bathroom.

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 attachment, shower enclosure, WC, wash hand basin, window to side aspect, herringbone style flooring.

Outside
To the front of the property, there is a driveway providing parking with garage behind. There is also a lawned area to front.
The rear garden is laid to both patio and lawn and offers ample space for outdoor entertainment. There is also a summer house with power supply and a bespoke pergola. Please note the property also has rear pedestrian access.

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: B

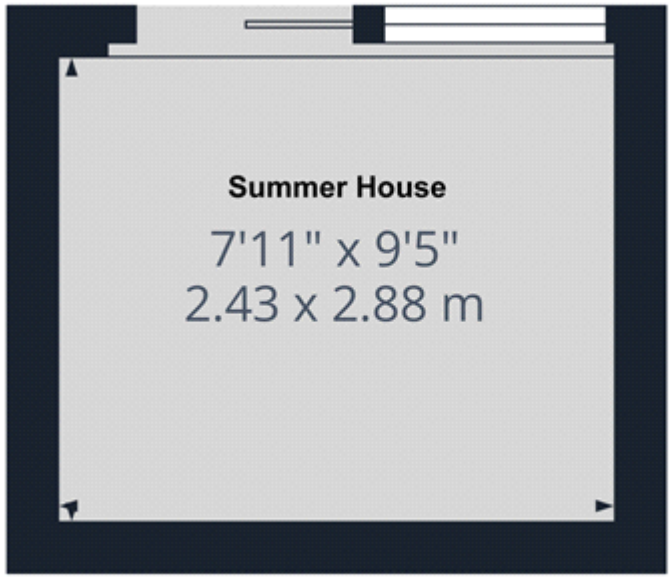
Please refer to https://www.counciltax.info/council/forest_of_dean for prices in the Forest of Dean and https://www.gov.uk/council-tax-bands for the Tax Band.

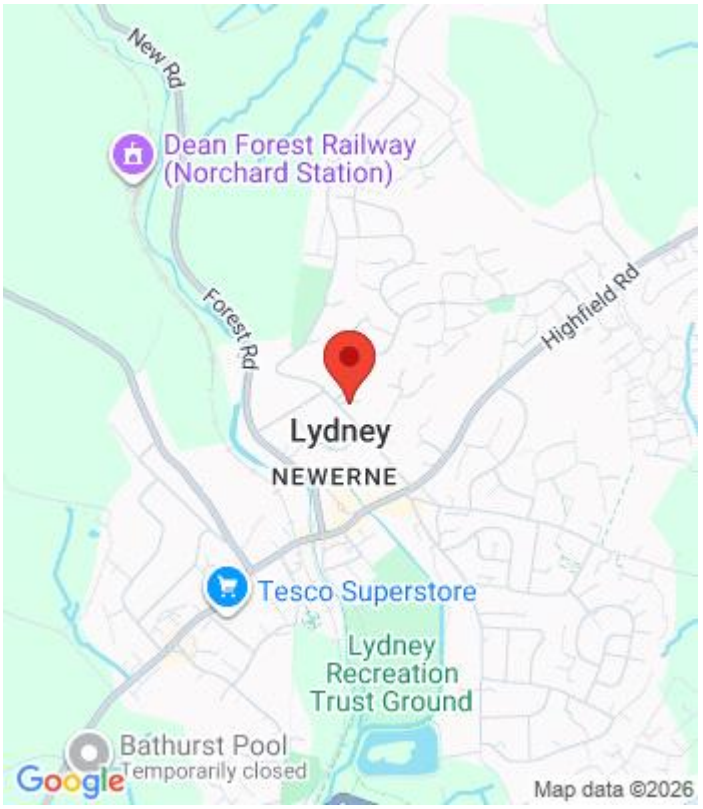
Water Rates
Severn Trent - to be advised.

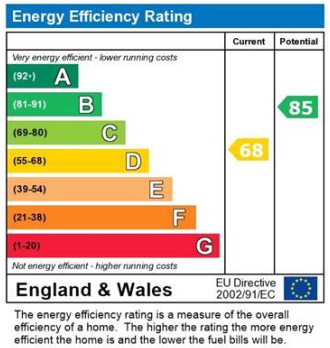
Money Laundering Regulations
To comply with MLR, all prospective purchasers will be asked to produce ID documentation at the time of making an offer. We kindly ask for your cooperation during this.

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/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.







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.

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Viewing by appointment only
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