



At first glance

- 2 bedrooms
- Driveway
- Ideal location
- Offered with NO onward chain
- Off-road parking
- Secure, enclosed garden to rear
- Walking distance from Town

In detail

A light two bedroom semi-detached property offering spacious driveway providing parking for multiple vehicles and well-maintained enclosed garden to rear with pedestrian rear access, situated in a well-sought after area within walking distance to Lydney's local amenities. Offered with NO onward chain.

This property is perfect for first-time buyers and for those looking to put their own stamp on their new home. Offering comfortable accommodation set over two floors, internally it comprises; entrance hall, kitchen, lounge/diner, two bedrooms and bathroom.

Externally, there is a driveway to front and enclosed garden to rear with pedestrian access to the rear.

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: B
Tenure: Freehold
Parking options: Driveway
Garden details: Enclosed Garden, Rear Garden
Electricity supply: Mains
Heating: Gas Mains
Water supply: Mains
Sewerage: Mains





Entrance hall

Tile effect floor, radiator, stairs up to first floor, access through to kitchen and lounge/diner.

Kitchen

Fitted units at eye and base level with worktop space, integrated oven with gas hob above, sink unit with drainer, space and plumbing for washing machine/dryer, space for fridge/freezer, tiled splash backs, radiator, wall-mounted boiler, window to front aspect, tile effect flooring.

Lounge/diner

Carpeted flooring, radiator, French doors to rear garden.

FIRST FLOOR:

Bedroom 1

Carpeted flooring, radiator, window to rear aspect.

Bedroom 2

Carpeted flooring, radiator, window to front aspect.

Bathroom

WC, bath, wash hand basin, tiled splash backs, window to side aspect.

Outside

To the front of the property, there is a driveway providing parking for multiple vehicles and to the rear, the garden is well-maintained and laid mainly to lawn with a patio area at the bottom. The garden has a variety of plants, shrubs and bushes and is enclosed by fencing with rear pedestrian access.

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: 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.

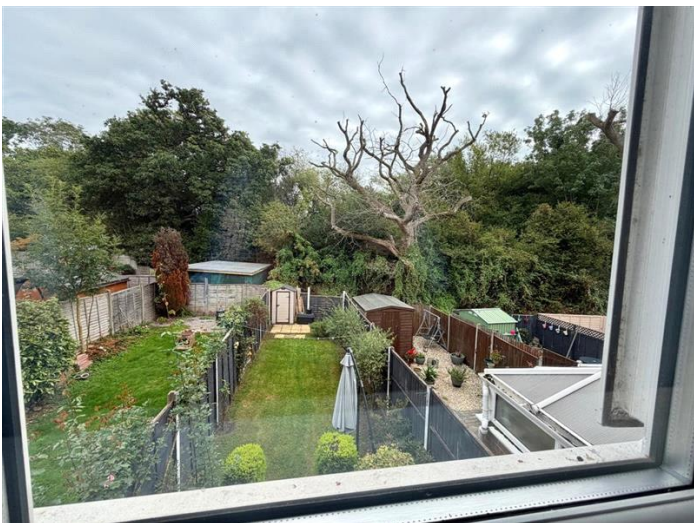
Water Rates

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.



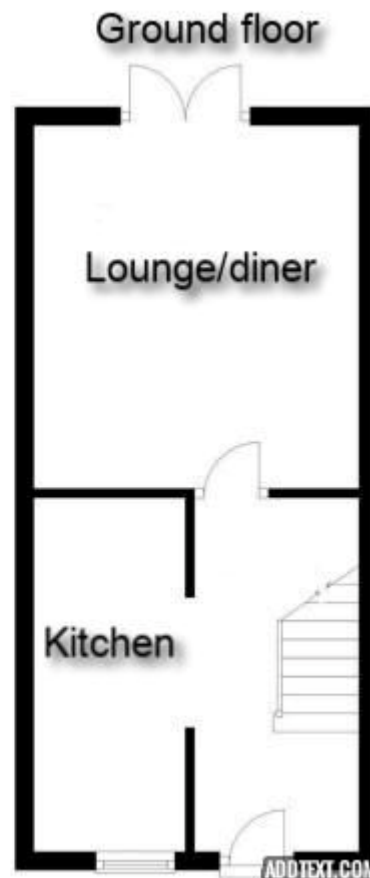


Town and Country



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.



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		

85

67

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.