



LYDNEY

Guide price £350,000



 ARCHER & Co

www.archerandco.com

To book a viewing call 01291 626262

129 PRIMROSE HILL

Lydney, Gloucestershire GL15 5SW



Detached 3 bed Bungalow
Plenty of parking and garage
Popular location

A detached 3-bed bungalow with a detached garage and off-road parking, situated in a lovely location on the upper fringe of Lydney town centre.

The Forest of Dean offers a variety of activities and attractions and is surrounded by natural landscapes, and many opportunities for hiking, cycling, and wildlife spotting.

Lydney provides easy access to major cities like Bristol, Cardiff and Gloucester as well as picturesque Wye Valley and the historic towns of Chepstow and Monmouth.



Guide price
£350,000



KEY FEATURES

- Detached 3 bed Bungalow
- Detached Garage and off-road parking
- Separate dining area of the kitchen
- Large lounge with feature picture window
- Well-maintained front and rear garden
- Private rear garden



STEP INSIDE



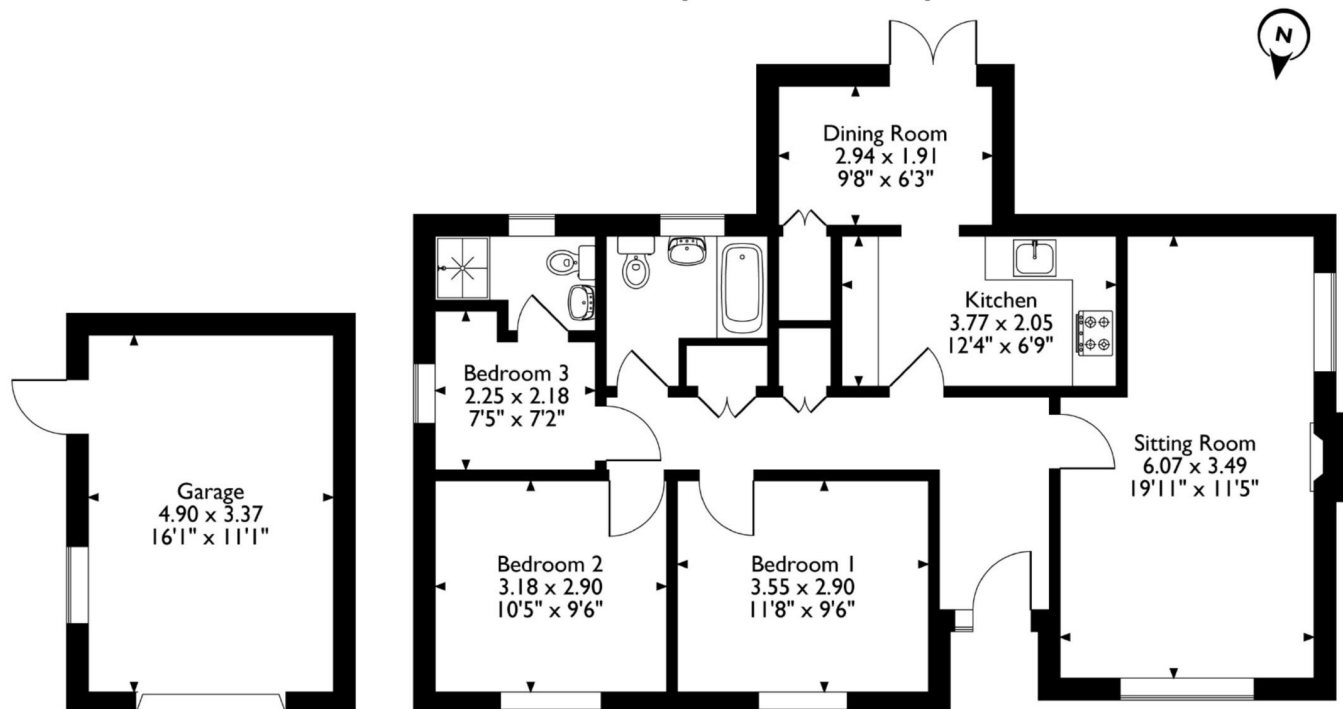
This delightful detached 3 bed bungalow, nestled in the sought-after area of Primrose Hill in Lydney, presents a unique opportunity for discerning buyers.

Meticulously maintained and cherished by the current owners for the past 12 years, the property exudes warmth and comfort.

As you step into the light and airy hallway, you'll be greeted by a remarkably spacious lounge to the right, featuring a charming wood burner and a large picture window offering views of the meticulously landscaped garden and driveway.

Continuing towards the rear of the property, you'll find the well-appointed kitchen, complete with modern matching base and wall units, integrated appliances, and ceramic tiled flooring that seamlessly transitions into the dining area.

Approximate Gross Internal Area
 Main House = 79 Sq M/850 Sq Ft
 Garage = 17 Sq M/183 Sq Ft
 Total = 96 Sq M/1033 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

The dining area, with its patio doors overlooking the rear garden, provides access to the tranquil private garden and a delightful seating patio area, ideal for hosting gatherings and enjoying outdoor meals.

The main bathroom, boasting a modern white suite with a shower over the bath, completes the accommodation of this charming bungalow.

Two generously sized bedrooms offer picturesque views of the open woodside opposite the property, while the third bedroom presents a versatile space, perfect for a home office or hobby room, with the added convenience of an adjacent shower room.

STEP OUTSIDE



The property boasts an enclosed and private rear garden with a level lawn adorned with mature trees and shrubs, providing a delightful area to bask in the afternoon sun. Accessible from the rear dining room door, the garden extends to a level grassed area and brick patio area, enclosed by hedged boundaries for added privacy.

Outdoor amenities include patios and a shed. Additionally, there is a single detached garage featuring an up-and-over door, a side access door, and a window to the side, complete with power and lighting. An additional storage shed is available for hobbies or additional storage needs.

INFORMATION

Postcode: GL15 5SW

Tenure: Freehold

Tax Band: D

Heating: Gas

Drainage: Mains

EPC: C





DIRECTIONS

Taking the A48 Proceed through Lydney Town Centre passing all the shops on the left and passing Lidl on your right, then take the first turning on the left into Albert Street follow this road which then leads onto Spring Road and joins directly onto Primrose Hill. The property is situated on the right.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		85
B (81-91)		
C (69-80)	70	
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

30 High Street, Chepstow, Monmouthshire, NP16 5LJ

01291 626262

chepstow@archerandco.com

www.archerandco.com



ARCHER
& CO

All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Floorplans and photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.