



LYDNEY

Guide price £400,000



14 SUMMERLEAZE

Lydney, Gloucestershire GL15 5PS



Detached four bedroom home
Conveniently located
No onward chain

Lydney town offers a wide range of facilities including a variety of shops, bank, building societies and supermarkets, as well as a sports centre, golf course, hospital, doctors' surgeries, train station, primary and secondary schools.

On the market is this four bedroom detached family house with lounge, dining room, kitchen/breakfast room, utility, ground floor cloakroom, four bedrooms & family bathroom having a large mature garden, Garage, Workshop plus a range of small outbuildings. Situated in a convenient town location within walking distance of its facilities, the Boating Lake, Recreation ground, Bathurst Park and the train station.



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KEY FEATURES

- Four bedrooms
- Lounge & separate dining room
- Kitchen/breakfast room & utility
- Large mature garden
- Garage & workshop



STEP INSIDE



ENTRANCE HALL

Stairs off, radiator.

LOUNGE

6.52m x 4.19m (21'5" x 13'9")

Bay window to front plus windows to side and rear, feature fireplace, radiators.

DINING ROOM

4.34m x 2.74m (14'3" x 9'0")

Window to rear, built-in cupboard, radiator, door to:

KITCHEN / BREAKFAST ROOM

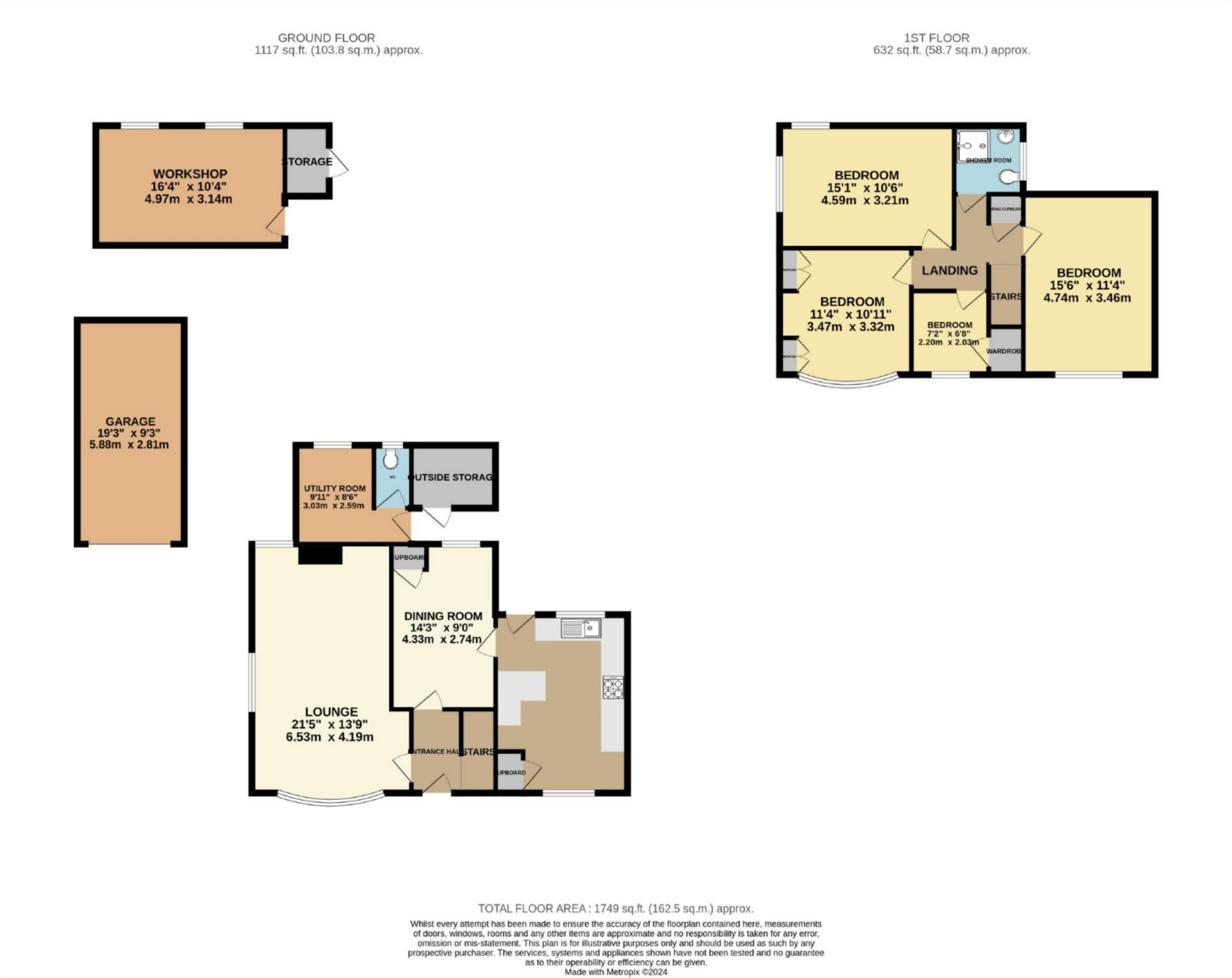
Windows to front and rear, door to rear, fitted with an extensive range of base and eye level units, worktop space, tiled splashbacks, double bowl sink unit, hob, oven, grill and extractor hood, breakfast bar, store cupboard, radiator, wall mounted gas boiler (not tested).

UTILITY ROOM

3.02m x 2.59m (9'11" x 8'6")

(External access only) Door to side, window to rear, access to:

CLOAKROOM



Stairs to FIRST FLOOR and LANDING

BEDROOM ONE

3.03m x 2.59m (9'11" x 8'6")

Bay window to front, fitted wardrobes.

BEDROOM TWO

4.59m x 3.20m (15'1" x 10'6")

Dual aspect windows to side and rear.

BEDROOM THREE

4.72m x 3.45m (15'6" x 11'4")

Window to front.

BEDROOM FOUR

2.18m x 2.03m (7'2" x 6'8")

Window to front, built-in wardrobe.

SHOWER ROOM

With wash hand basin in vanity unit, WC, shower cubicle, window to side, tiled splashbacks.

STEP OUTSIDE



To the front a walled boundary with pedestrian and vehicle gate access to generous parking area with room for several vehicles leading to the Garage, lawned garden with herbaceous borders, side access to a generous paved patio/BBQ area with ornamental pond (currently not in use), garden sheds, greenhouse, large lawned garden, vegetable plot, outside lighting and water.

INFORMATION

Postcode: GL15 5PS

Tenure: Freehold

Tax Band: D

Heating: Gas

Drainage: Mains

EPC: C





DIRECTIONS

What3Words - [///cheerful.sharpened.cove](https://www.what3words.com/cheerful.sharpened.cove)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		82
B (81-91)		
C (69-80)	73	
D (55-68)		
E (39-54)		
F (21-38)		
G (1-10)		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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.