



LYDNEY

Offers over **£210,000**



 ARCHER & CO

www.archerandco.com

To book a viewing call 01594 715888

10 FOREST ROAD

Lydney, Gloucestershire GL15 5LB



No onward chain
Walking distance to town
Views of the River

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.

A wider range of facilities are also available throughout the Forest of Dean including an abundance of woodland and river walks.

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.



Offers over
£210,000



KEY FEATURES

- No onward chain
- Close to local amenities
- Two spacious bedrooms
- Walking distance to town
- Stunning walks nearby
- Views of the River



STEP INSIDE



LOUNGE

(6.40m x 4.11m) ((21'0" x 13'6")

Windows to front, radiator, feature fireplace.

KITCHEN

(4.29m x 2.34m) ((14'1" x 7'8")

Fitted with a range of base and eye level units, worktop space, single bowl sink unit, cooker hood, gas cooker point, power points, radiator, door to walk-in pantry, door to conservatory/ utility room.

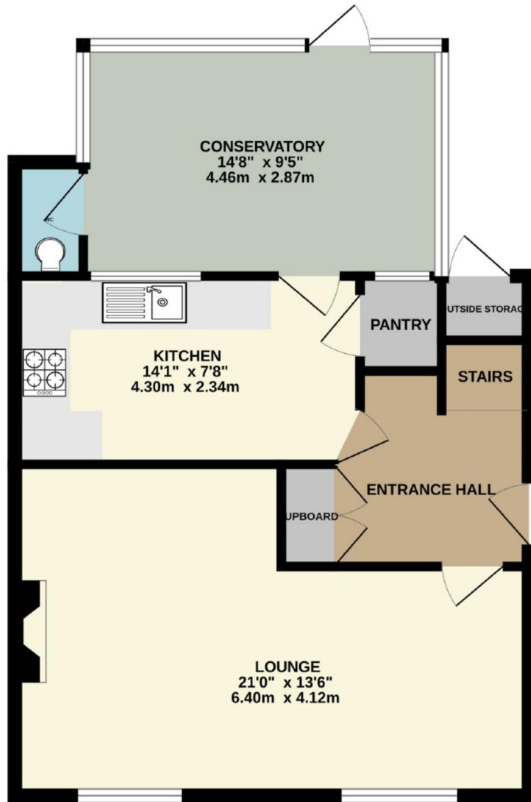
CONSERVATORY/ UTILITY

part glazed, door to rear, worktop space, base units, access to WC.

CLOAKROOM

With WC and wash hand basin.

GROUND FLOOR
592 sq.ft. (55.0 sq.m.) approx.



1ST FLOOR
445 sq.ft. (41.4 sq.m.) approx.



TOTAL FLOOR AREA : 1037 sq.ft. (96.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2023

BEDROOM ONE

(4.11m x 3.65m) ((13'6" x 12'0")
Window to front, radiator, wardrobes.

BEDROOM TWO

(4.11m x 2.77m) ((13'6" x 9'1")
Window to front, radiator.

SHOWER ROOM

Modern three piece with corner shower cubicle, wash hand basin, WC, airing cupboard, radiator, window to rear.

STEP OUTSIDE



To the front a small enclosed lawned garden, potential for off road parking subject to the necessary planning consent.

The rear garden has a variety of features to include patio, lawn and flower beds. Adjacent to the River Lyd at its rear boundary.

INFORMATION

Postcode: GL15 5LB

Tenure: Freehold

Tax Band: B

Heating: Gas

Drainage: Mains

EPC: C





DIRECTIONS

What3Words- ///press.waged.postage



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		84
(81-91)	B		
(69-80)	C	70	
(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	

52 Broad Street, Ross-on-Wye, HR9 7DY
 01594 715888
 forest@archerandco.com
 www.archerandco.com



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.