



LYDNEY

Guide price £345,000



 ARCHER & CO

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# 12 ALLASTON ROAD

Lydney, Gloucestershire GL15 5ST



Substantial four bedroom home  
Generous gardens  
Off road parking

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.

An enviable location adjacent to open woodland walks. A spacious semi-detached cottage comprising lounge with feature fireplace, generous kitchen/breakfast room, separate dining room, rear porch/utility, ground floor cloakroom, four bedrooms (principal en-suite) and family bathroom. Benefits include double glazing, gas heating, generous garden and entertaining area, off road parking for several vehicles

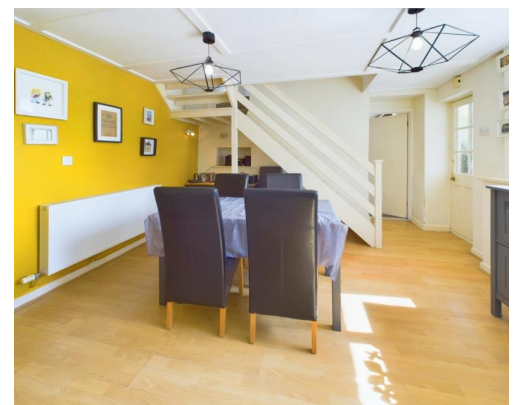


Guide price  
£345,000



### KEY FEATURES

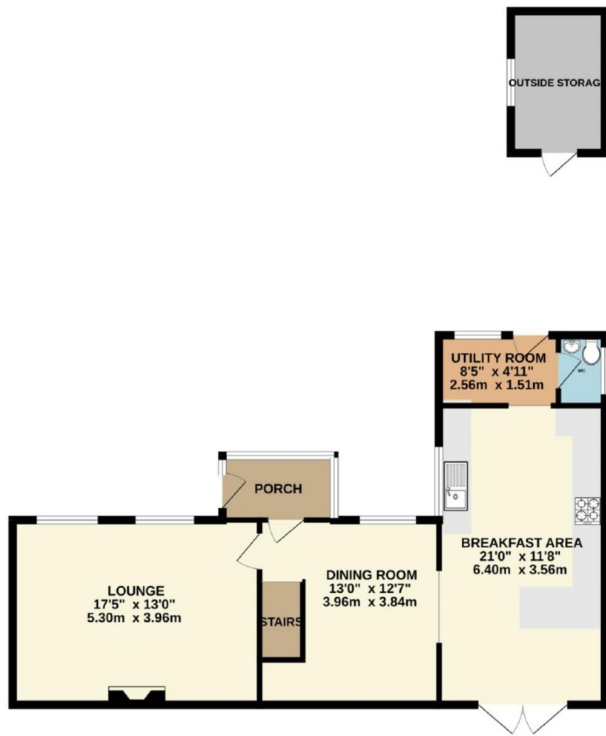
- Four bedrooms with principal en-suite
- Envidable location adjacent to open woodlands
- Lounge & separate dining room
- Utility & ground floor cloakroom
- Off road parking for several vehicles
- Generous garden & entertaining area



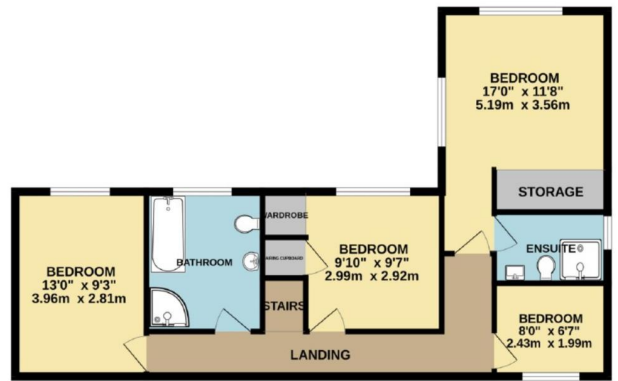
# STEP INSIDE



GROUND FLOOR  
790 sq.ft. (73.3 sq.m.) approx.



1ST FLOOR  
689 sq.ft. (64.0 sq.m.) approx.



TOTAL FLOOR AREA: 1478 sq.ft. (137.3 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.  
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# STEP OUTSIDE



Step outside into the beautiful garden which is surrounded by foliage and mature trees, making this a private sanctuary. There is a useful shed brick built shed which is great for garden storage use. You will also find a cosy seating area with a pergola over making this area ideal for entertaining.

## INFORMATION

Postcode: GL15 5ST

Tenure: Freehold

Tax Band: D

Heating: Gas

Drainage: Mains

EPC: D





## DIRECTIONS

What3Words - [///crackling.subtitle.player](https://www.what3words.com/#!/crackling.subtitle.player)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-100)	A		84
(81-91)	B		
(69-80)	C		
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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