



LYDNEY

Guide price £310,000



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31 ALBERT STREET

Lydney, Gloucestershire GL15 5LU



Generous three-bed semi-detached house
Versatile living & generous gardens
Off road parking

Nestled in the heart of Lydney, this three-bedroom semi-detached home offers perfect living accommodation with potential to put your own stamp on and versatile living spaces.

Perfect for families, professionals, or anyone looking to enjoy a blend of comfort and convenience, this property is ready to welcome its new owners.

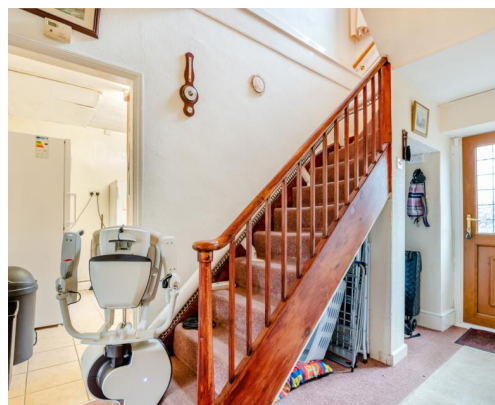


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KEY FEATURES

- Spacious semi-detached home
- Three well appointed bedrooms
- Generous & versatile living accommodation
- Driveway with off road parking
- Generous garden perfect for entertaining
- Short distance to local amenities



STEP INSIDE



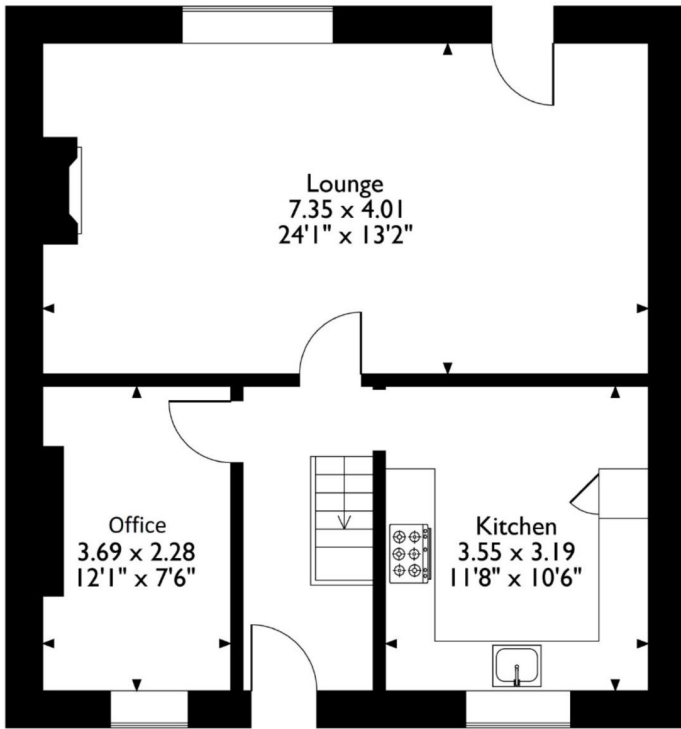
Upon entering the property you are greeted into the entrance hall which provides access to all ground floor accommodations, ensuring a seamless layout.

The large lounge overlooks the beautiful garden and features doors that open out to a terraced area, perfect for indoor-outdoor living and entertaining.

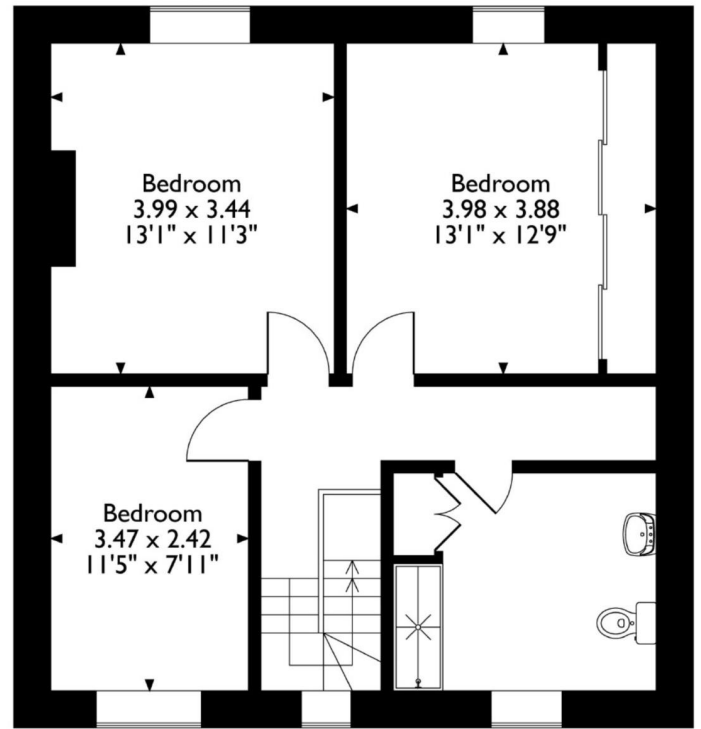
The well-appointed kitchen offers ample storage and countertop space.

A separate dining room adds versatility and can be utilised as a dining area, additional bedroom, or study, catering to your specific needs.

Approximate Gross Internal Area 116 Sq M/1248 Sq Ft



Ground Floor



First Floor

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 property offers a stair lift, providing easy access for those who may require it, as well as widened door frames.

To the first floor you will find three generously sized bedrooms and a family bathroom, offering plenty of space for rest and relaxation.

STEP OUTSIDE



The garden is a true highlight of this property, featuring a generous size with a large patio area. It is adorned with a variety of shrubs, flowers, and trees, creating a serene and picturesque outdoor space. To the front of the property, there is off-road parking for two cars, providing convenience and ease of access.

31 Albert Street is a wonderful family home that combines spacious living areas with beautifully landscaped outdoor spaces. Located in a desirable area of Lydney, this property is perfect for those seeking a comfortable and versatile home. Don't miss the opportunity to make this lovely house your new home.

INFORMATION

Postcode: GL15 5LU

Tenure: Freehold

Tax Band: B

Heating: Gas

Drainage: Mains

EPC: D





DIRECTIONS

From Highfield Road turn onto Albert Street where you will find the property on your left hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		86
(81-91)	B		
(69-80)	C		
(55-68)	D	65	
(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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