



LYDNEY

Offers over **£350,000**



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4 GROVE ROAD

Lydney, Gloucestershire GL15 5JE



Spacious Edwardian style family home, high ceilings and bay windows
Offered to the market with no onward chain
Off-road parking for multiple vehicles, detached garage

Nestled in the heart of Lydney, this charming Edwardian-style property offers an incredible opportunity to create your dream family home. With no onward chain, it's ideal for those seeking a property to personalise and truly make their own.

Lydney is a charming town in Gloucestershire, perfectly positioned between the Forest of Dean and the River Severn. Rich in history and community spirit, it boasts a bustling high street, well-regarded schools, and excellent amenities, including shops, cafes, and leisure facilities.

Nature lovers will enjoy easy access to the Forest of Dean's scenic trails and Lydney Harbour's waterfront walks. The town is also well-connected, with a railway station offering links to Gloucester and Cardiff, and the A48 providing easy access to the M4 and M5. Lydney offers a perfect balance of rural tranquillity and modern convenience, making it an ideal place to call home.



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KEY FEATURES

- Spacious Edwardian-style family home, high ceilings and bay windows
- Offered to the market with no onward chain
- Flexible layout with four bedrooms across three floors
- Off-road parking for multiple vehicles, leading to a detached garage



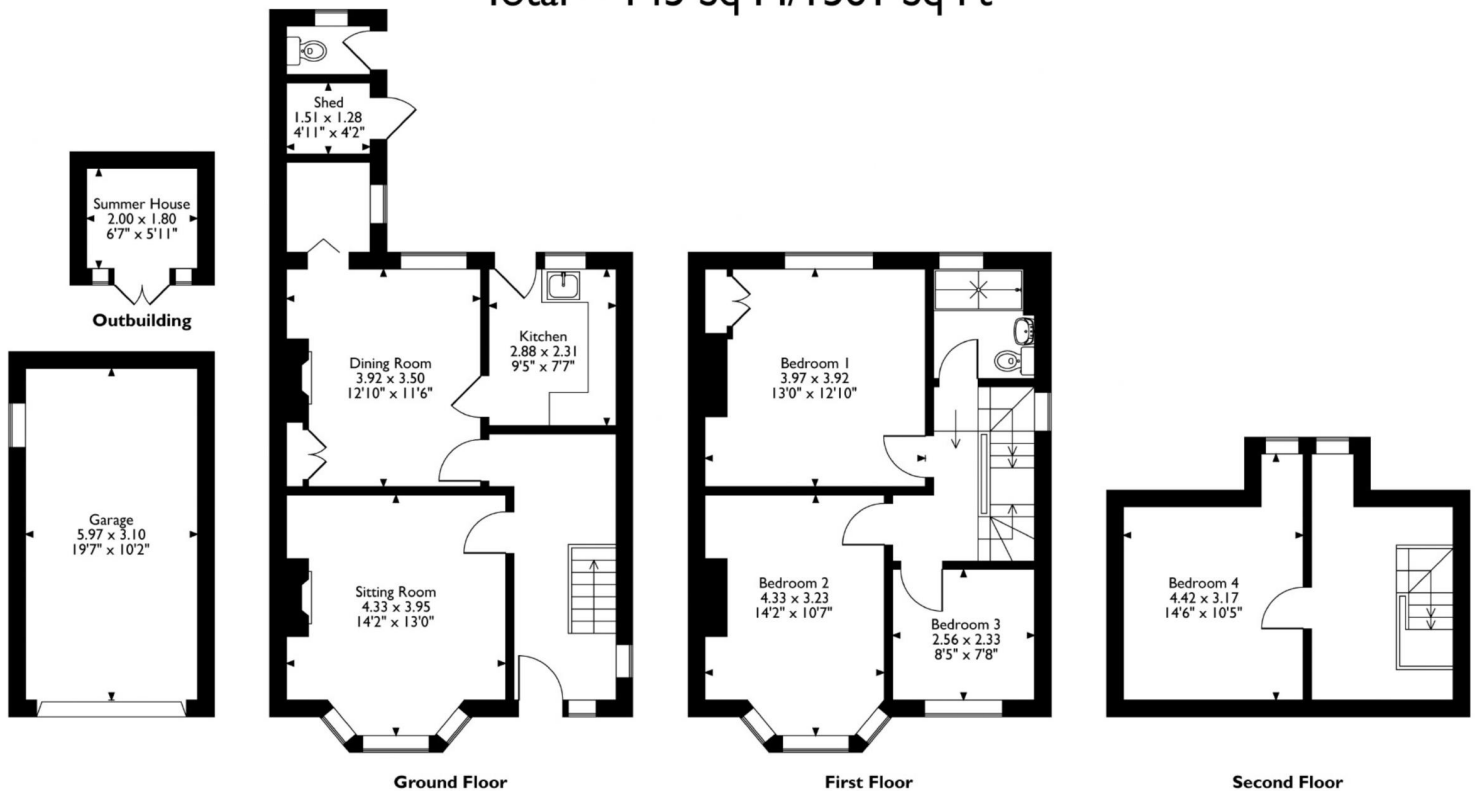
STEP INSIDE



The property is steeped in timeless Edwardian charm, featuring high ceilings, bay windows, and a versatile layout across three floors. On the ground floor, you are welcomed by a bright and spacious sitting room, complete with a striking bay window that fills the space with natural light, making it the perfect spot for relaxing with family.

Adjacent to this is the dining room, a generous space ideal for hosting family meals or entertaining guests. The ground floor is completed by a well-proportioned kitchen, offering plenty of scope to modernise.

Approximate Gross Internal Area
 Main House = 119 Sq M/1281 Sq Ft
 Garage/Outbuildings = 26 Sq M/280 Sq Ft
 Total = 145 Sq M/1561 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 first floor boasts three generously sized bedrooms, each offering ample natural light and space, alongside a family bathroom.

Ascend to the second floor, and you'll find a fourth bedroom, a wonderfully versatile space that could serve as a guest room, home office, or even a playroom, catering to the needs of a growing family

STEP OUTSIDE



Externally, the property offers plenty of features that make it an excellent choice for families or those who value outdoor space. To the rear, you'll find a private garden, perfect for summer barbecues, gardening enthusiasts, or simply unwinding in your own tranquil retreat.

Additionally, the property benefits from off-road parking for multiple vehicles, leading to a detached garage, ideal for storage or hobby use. Located in a convenient position in Lydney, this home is just a stone's throw from local amenities, reputable schools, and excellent transport links. The Forest of Dean is also within easy reach, offering beautiful woodland walks and outdoor activities, ideal for those who enjoy exploring nature.

INFORMATION

Postcode: GL15 5JE
Tenure: Freehold
Tax Band: C
Heating: Gas
Drainage: Mains
EPC: E





DIRECTIONS

From Hill Street at the cross road turn right onto Bream Road and take bear left onto Stanford Road and continue onto Grove Road where you will find the property on your righthand side.



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

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