



LYDNEY

Guide price £230,000



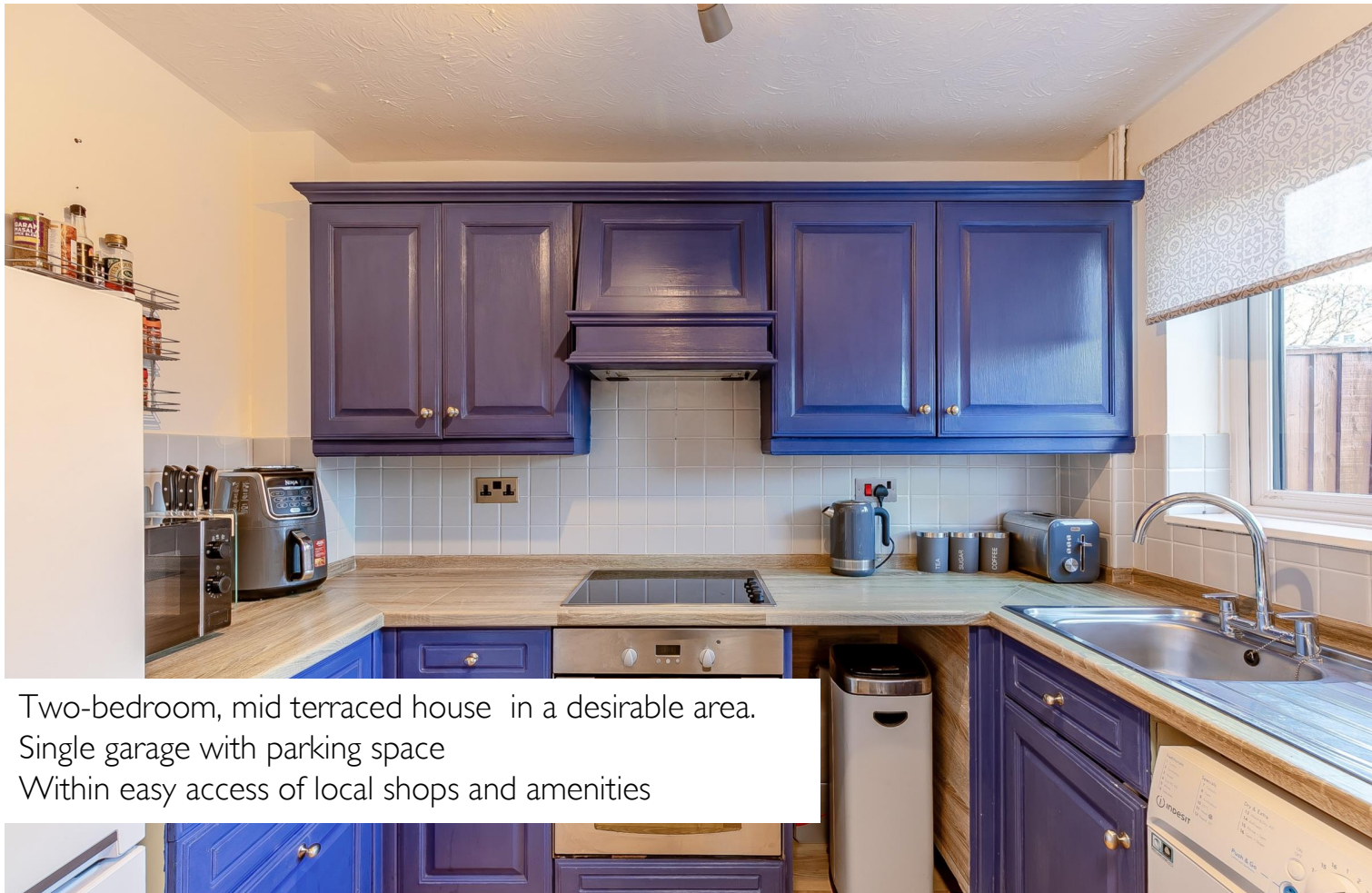
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3 THE MILLROUGH

Primrose Hill, Lydney, Forest of Dean, Gloucestershire GL15 5TE



Two-bedroom, mid terraced house in a desirable area.
Single garage with parking space
Within easy access of local shops and amenities

This charming two-bedroom mid-terraced property is ideal for first-time buyers, growing families, or investors. Positioned on the outskirts of Lydney, it offers the perfect balance of convenience and natural beauty. With excellent access to the motorway network and the stunning Forest of Dean nearby, the location is ideal for those who love the outdoors.

Lydney itself provides a wealth of amenities, including shops, restaurants, supermarkets, coffee shops, pubs, leisure facilities, and schools. Transport links are excellent, with road, bus, and rail options available. For families and nature enthusiasts, there are many attractions close by, such as Symonds Yat Rock, the Wye Valley, Clearwell Caves, the Forest of Dean Sculpture Trail, Puzzlewood, and the picturesque Lydney Docks.

STEP INSIDE

The property's accommodation is well-designed and practical. Upon entering, the hallway features laminate flooring and stairs leading to the first floor.

The kitchen is accessed through an archway and overlooks the front of the house. It is equipped with hand-painted cabinets, a stainless-steel sink, built-in appliances including an oven, hob, and extractor, and spaces for a washing machine, dishwasher, and fridge-freezer.

The living room, located at the rear, is bright and inviting with patio doors opening onto a private garden patio area, also finished with easy-care laminate flooring.

Upstairs, the landing leads to two bedrooms and a family bathroom. The main bedroom is a spacious double, positioned at the rear of the house.

The second bedroom is at the front and includes a built-in cupboard with a hanging rail, as well as an airing cupboard housing the gas combination boiler.

The family bathroom features a modern white suite with a bath, shower, foldable screen, washbasin, and WC, along with practical vinyl flooring and half-tiled walls.

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£230,000



KEY FEATURES

- Two-bedroom, mid terraced property.
- Perfect for first time buyers or investors
- In good condition throughout with front and rear gardens
- In highly desirable location
- Single garage and parking space



STEP OUTSIDE

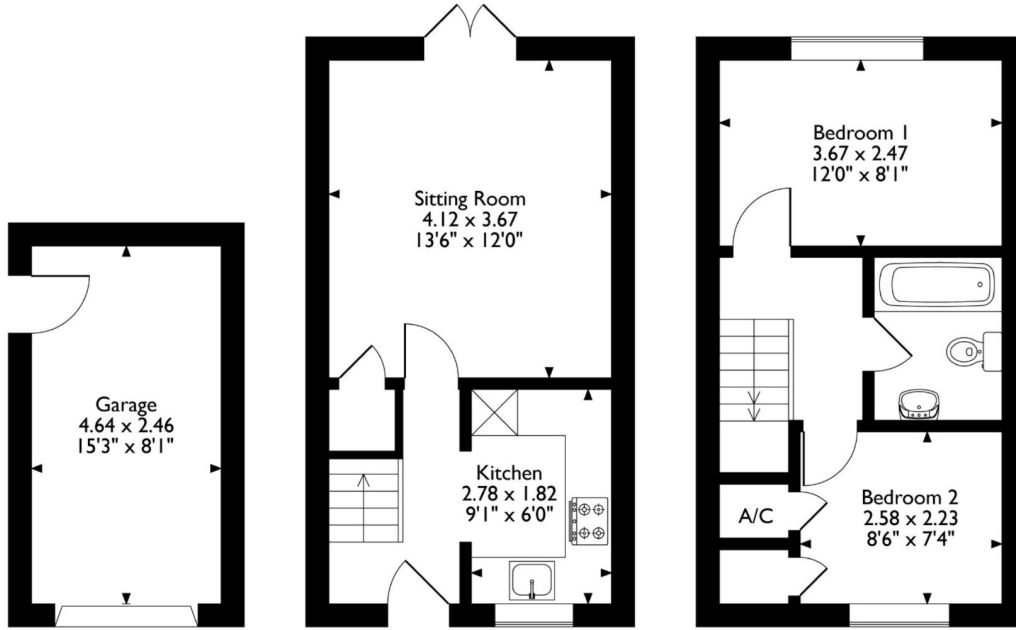
The front of the property is designed for easy upkeep, with a concrete pathway bordered by Welsh slate leading to the main entrance.

The rear garden is equally low-maintenance, featuring a patio area off the living room, a pathway with stone edging, and artificial grass.

A personal door at the end of the garden provides direct access to the garage. The parking space in front of the garage is accessible via a private road behind the property.



Approximate Gross Internal Area
 Main House = 52 Sq M/560 Sq Ft
 Garage = 11 Sqa M/118 Sq Ft
 Total = 63 Sq M/678 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.

DIRECTIONS

From Lydney, town centre continue to the end of the shops and turn left in to Albert Road and continue onto Springfield Road the follow round into Primrose Hill and turn left into Primrose Hill Road and the property is on your left.



INFORMATION

Postcode: GL15 5TE
 Tenure: Freehold
 Tax Band: B
 Heating: Gas
 Drainage: Mains
 EPC: D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		88
(81-91)	B		
(69-80)	C		
(55-68)	D	62	
(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



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