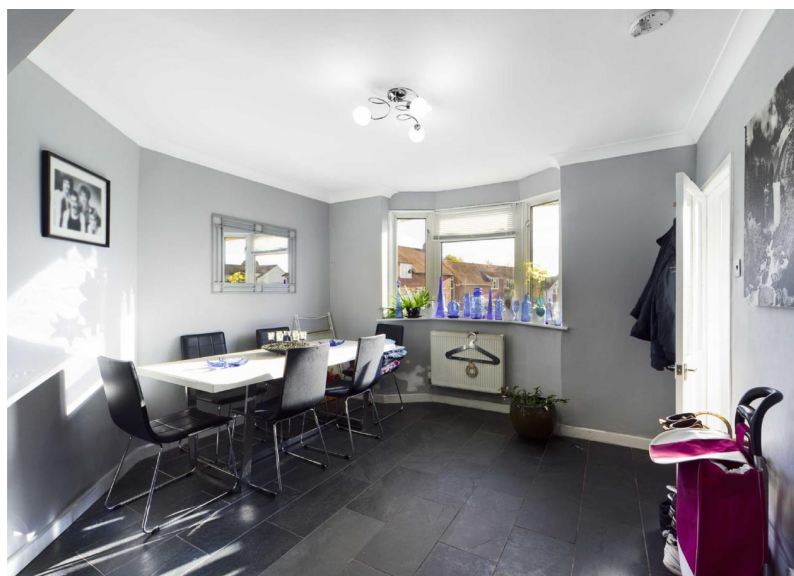




LYDNEY

Guide price **£265,000**



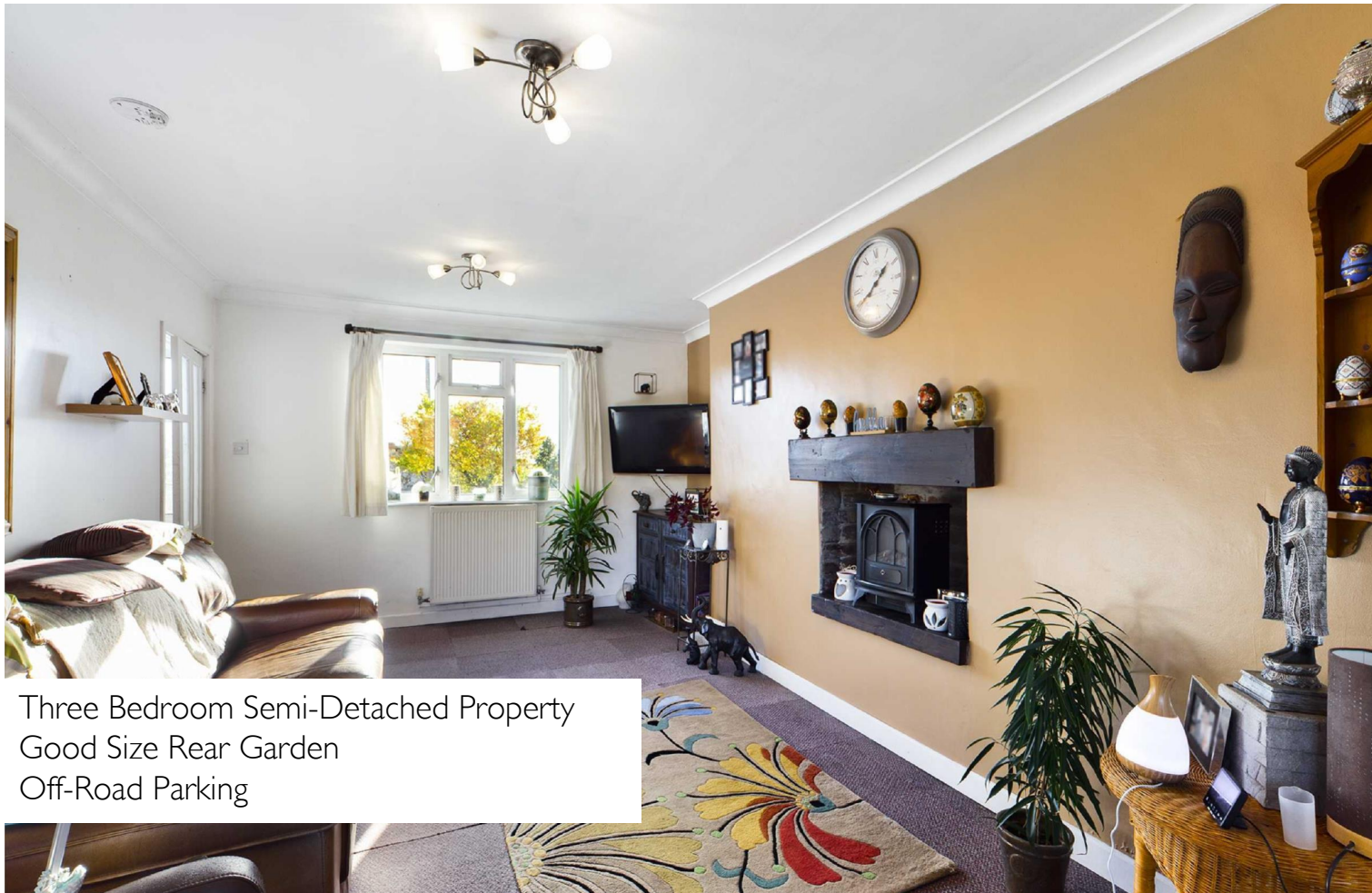
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To book a viewing call 01291 626262

35 RUSHYLEAZE

Lydney, Gloucestershire GL15 5QW



Three Bedroom Semi-Detached Property
Good Size Rear Garden
Off-Road Parking

A three bedroom extended semi-detached property benefitting from a good size rear garden and off-road parking to the front.

Situated in the town of Lydney, which offers a range of facilities with many shops, a bank, building society and supermarkets, as well as a sports centre, golf course, primary and secondary schools.

A wider range of leisure facilities are also available throughout the Forest of Dean including further golf courses, leisure centres, two cinemas and an abundance of woodland and river walks. The Severn crossing and the 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. Lydney and Gloucester also benefit from the train stations giving excellent access throughout the country.

STEP INSIDE

GROUND FLOOR

ENTRANCE HALL

Entered via front door and having stairs to first floor, doors to lounge and:

DINING AREA 11'10" x 9'10" (3.61m x 3.00m)

Having bay window to front aspect, radiator, tiled flooring, under-stairs storage space, opening to:

KITCHEN 15'2" x 5'2" (4.62m x 1.57m)

Having a range of base cupboards with built-in electric oven and hob, tiled splash-backs, window to side aspect, tiled flooring.

LOUNGE + EXTENSION 15'11" x 10'4" (4.85m x 3.15m)

Extension = 12'5" x 5'1" (3.81m x 1.57m)

Having window to front aspect, feature fireplace built-in to chimney breast with wooden mantle and electric fire, radiator, sliding patio doors overlooking and giving access to the rear garden, storage cupboard, door to:

SHOWER ROOM

Having pedestal wash basin, low-level WC, shower cubicle with electric shower and glass enclosure, fully tiled walls, chrome ladder style radiator, two obscured glazed windows to rear aspect.

Guide price
£265,000



KEY FEATURES

- Semi-Detached
- Three Bedrooms
- Good Size Rear Garden
- Off-Road Parking
- Downstairs Shower room



FIRST FLOOR

LANDING

Having doors to bedrooms, access to loft space.

BEDROOM ONE 16'0" x 10'6" (4.88m x 3.20m)

Having window to front aspect, radiator.

BEDROOM TWO 12'0" x 8'8" [max] (3.66m x 2.64m [max])

Having window to side aspect, radiator, built-in cupboard.

BEDROOM THREE 9'1" x 6'11" (2.77m x 2.11m (0.08m x 0.05m))

Having window to side aspect, radiator, cupboard housing boiler.

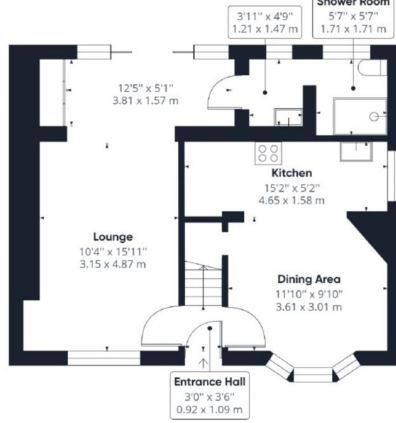


STEP OUTSIDE

To the front of the property is a lawned garden and driveway providing off-road parking.

A gate to the side gives access to a good size, enclosed rear garden, which is predominately laid to lawn with a patio seating area and further patio area with shed.





Ground Floor



Floor 1

DIRECTIONS

From the centre of Lydney, head in the direction of Gloucester before taking the turning on the right into Hams Road, which in turn leads into Tutnalls Street. Continue along this road before taking the turning on the left into Rushyleaze. Follow the road along and the property can be found in the left corner.



INFORMATION

Postcode: GL15 5QW
 Tenure: Freehold
 Tax Band: B
 Heating: Gas
 Drainage: Mains
 EPC: TBC

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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.