



**TOOMBS
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7 Charnwood Court, Lydney, GL15 5TB

Guide Price £235,000



FREEHOLD

Guide Price £235,000

AN EXTREMELY WELL PRESENTED SEMI DETACHED TWO BEDROOM BUNGALOW IN A QUIET CUL DE SAC LOCATION, CLOSE TO WOODLAND WALKS

Property Description

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.

A wider range of facilities are also available throughout the Forest of Dean including an abundance of woodland and river walks. The Severn crossings and 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.

ENTRANCE HALL: door to side, radiator, tiled floor.

LOUNGE/DINING ROOM: 19' 0" x 11' 5" (5.79m x 3.48m), feature fireplace, radiator, wall light points, Bay window to front, door to

KITCHEN: 9' 2" x 8' 4" (2.79m x 2.54m), fitted with a range of matching base and eye level units, single drainer sink unit, space and plumbing for automatic washing machine, space for cooker, wall mounted gas boiler (not tested), laminate flooring, tiled splashbacks, window to front, radiator, door to side.

BEDROOM ONE: 12' 0" x 10' 7" (3.65m x 3.22m), window to rear, radiator.

BEDROOM TWO: 9' 2" x 8' 4" (2.79m x 2.54m), window to rear, radiator.

BATHROOM: comprising of panelled bath, wash hand basin, store cupboard, radiator, laminate flooring, tiled splashbacks, window to side, tiled floor.

CLOAKROOM: WC, window to side, tiled floor.

OUTSIDE: to the front a gravelled area with rockery and flower border, driveway providing off road parking for several vehicles. The rear garden has a gravelled patio and lawn with mature shrubs, additional 'secret' garden/patio with Summerhouse/Office having power and lighting.

GARAGE/WORKSHOP: 22' 0" x 8' 4" (6.70m x 2.54m), double doors to front, power and lighting, courtesy door to the garden.

SERVICES: all mains. Gas central heating. **THE SERVICES AND CENTRAL HEATING SYSTEM, WHERE APPLICABLE, HAVE NOT BEEN TESTED.**

VIEWING: BY APPOINTMENT WITH THE OWNERS SOLE AGENTS.

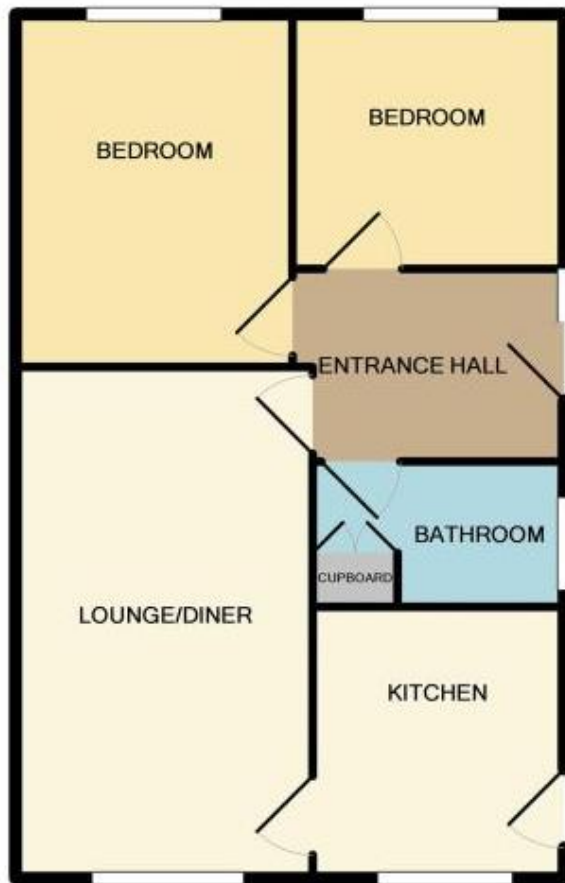
OUTGOINGS: COUNCIL TAX BAND 'B'.



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Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

IMPORTANT INFORMATION. These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. We have not tested any fittings, appliances or services within the property and cannot verify them to be in working order or within the vendors ownership. No guarantee can be given with regards to planning consents or fitness for purpose or building regulations relating to the property. Items shown in photographs are NOT necessarily included. Interested parties are advised to check availability and make an appointment to view before travelling to see a property. Intended purchasers should make appropriate enquiries through their own solicitors and surveyors etc. prior to exchange of contracts.

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