



The logo for Toombs & Toombs Properties. It features a stylized house icon above the text 'TOOMBS & TOOMBS' in a large, bold, serif font. Below this, the word 'PROPERTIES' is written in a smaller, yellow, sans-serif font, followed by the tagline 'experts in property since 1982' in an even smaller font.

**TOOMBS
& TOOMBS**
PROPERTIES
experts in property since 1982

53 Par Four Lane, Lydney, GL15 5GB

Guide Price £189,995



FREEHOLD

Guide Price £189,995

A WELL DESIGNED AND PRESENTED MID TERRACE TWO BEDROOM (EN-SUITE) HOUSE

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: stairs off, doors to Cloakroom and Lounge.

CLOAKROOM: two piece suite with wash hand basin, WC, window to front.

LOUNGE: 14' 8" x 11' 2" (4.47m x 3.40m), window to front, understairs storage cupboard, door to

KITCHEN/DINING ROOM: 14' 1" x 8' 7" (4.29m x 2.61m), fitted with a range of base and eye level units, built in oven, hob and grill, single drainer sink unit, space for fridge/freezer, window and French doors to rear.

STAIRS TO FIRST FLOOR LANDING: airing cupboard.

BEDROOM ONE (EN-SUITE): 11' 2" x 9' 11" (3.40m x 3.02m), window to front, door to

EN-SUITE: 7' 2" x 4' 10" (2.18m x 1.47m), three piece suite with wash hand basin in vanity unit, WC, shower cubicle, window to front.

BEDROOM TWO: 14' 1" x 7' 0" (4.29m x 2.13m), window to rear.

BATHROOM: three piece suite comprising wash hand basin in vanity unit, low level WC, panelled bath, part tiled walls.

OUTSIDE: the rear garden is mainly laid to lawn, pedestrian gate access to rear parking.

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

VIEWING: BY APPOINTMENT WITH THE OWNERS SOLE AGENTS.

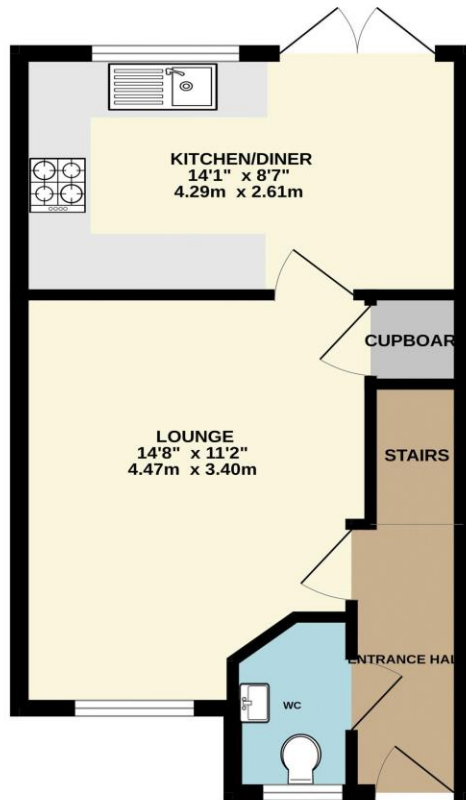
OUTGOINGS: COUNCIL TAX BAND 'B'.

t: 01594 844444

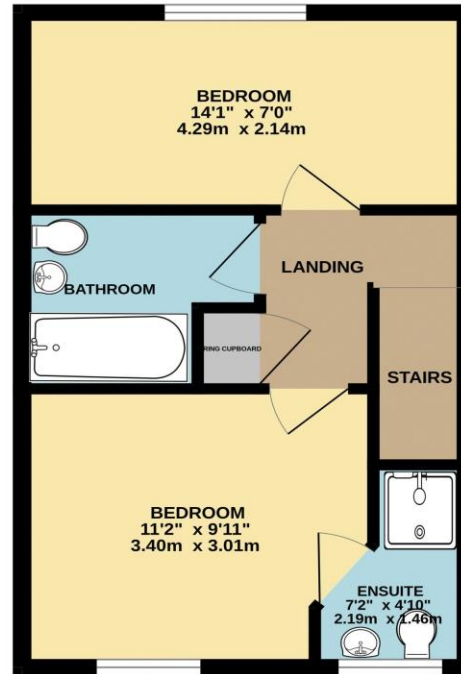
e: hello@toombs.properties

www.toombs.properties

GROUND FLOOR
349 sq.ft. (32.4 sq.m.) approx.



1ST FLOOR
327 sq.ft. (30.4 sq.m.) approx.



TOTAL FLOOR AREA : 676 sq.ft. (62.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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		96 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

These details are for guidance only and complete accuracy cannot be guaranteed. If there is at 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. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. 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.

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