



Bradgate, Highfield Road, Lydney, Gloucestershire,

GL15 5NB

Guide Price £359,995

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, yellow, sans-serif font.

**TOOMBS
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PROPERTIES
experts in property since 1982



FREEHOLD

Guide Price £359,995

A SOUGHT AFTER RESIDENTIAL LOCATION FOR THIS SPACIOUS DETACHED THREE BEDROOM HOUSE WITH LARGE, WELL STOCKED SOUTHERLY ASPECT GARDEN WITH RIVER SEVERN VIEWS IN PART TO THE REAR - VACANT WITH NO ONWARD CHAIN

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.

CONSERVATORY: 11' 6" x 8' 3" (3.50m x 2.51m), entrance via double doors, wall lighting points, door to

INNER HALL: 15' 0" x 6' 0" (4.57m x 1.83m) overall, returning stairs off, radiator, telephone point, storage cupboard.

LOUNGE: 20' 2" x 12' 0" (6.14m x 3.65m), triple aspect with picture window to front with River Severn view and windows to side and rear, feature period Herringbone timber floor, radiators, feature fireplace with hearth.

DINING ROOM: 12' 2" x 11' 8" (3.71m x 3.55m), picture window to front, period fireplace, radiator, power points.

KITCHEN: 12' 2" x 8' 7" (3.71m x 2.61m), window to rear, tiled floor, fitted with a range of modern base and eye level storage units, single drainer sink unit, electric hob, oven, grill and extractor hood, plumbing for automatic washing machine and dishwasher, opening through to

UTILITY: 10' 6" x 8' 7" (3.20m x 2.61m), windows to front and rear, part glazed door to side, storage cupboard housing central heating boiler (not tested),

CLOAKROOM (OFF ENTRANCE HALL): with WC, window to rear.

RETURNING STAIRS TO FIRST FLOOR LANDING: loft access..

BEDROOM ONE: 14' 11" x 11' 8" (4.54m x 3.55m), windows to front and side, radiator.



BEDROOM TWO: 13' 2" x 11' 8" (4.01m x 3.55m), window to front, radiator, built-in wardrobes.

BEDROOM THREE: 12' 0" x 8' 7" (3.65m x 2.61m), window to rear, sloping roof space in part, radiator.

BATHROOM: , a spacious room with four piece suite comprising panelled bath, wash hand basin, WC, walk in shower, fully tiled walls and floor, window to rear, stainless steel heated towel rail, extractor fan, radiator, airing cupboard.

OUTSIDE: , a generous tarmac drive, parking and turning area (room for several motor vehicles). To the front an ornamental garden with side access to landscaped garden on two tiers, mainly laid to lawn with stone retaining wall in part, outside lighting and water supply, greenhouse, tool store and garden shed.

DETACHED GARAGE: 21' 11" x 9' 6" (6.68m x 2.89m), electric door.

SERVICES: , all mains. Gas central heating. Telephone subject to BT regulations. THE SERVICES AND CENTRAL HEATING SYSTEM, WHERE APPLICABLE, HAVE NOT BEEN TESTED.

VIEWING: BY APPOINTMENT WITH THE OWNERS SOLE AGENTS.

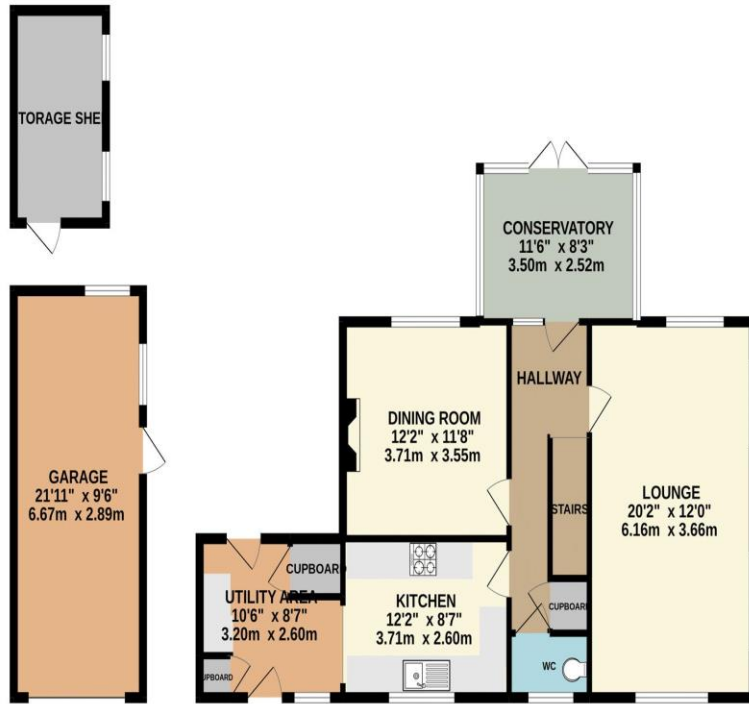
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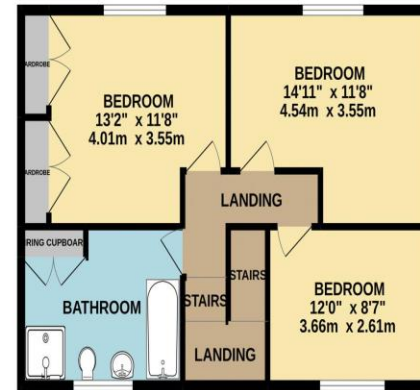
e: hello@toombs.properties

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GROUND FLOOR
1073 sq.ft. (99.7 sq.m.) approx.

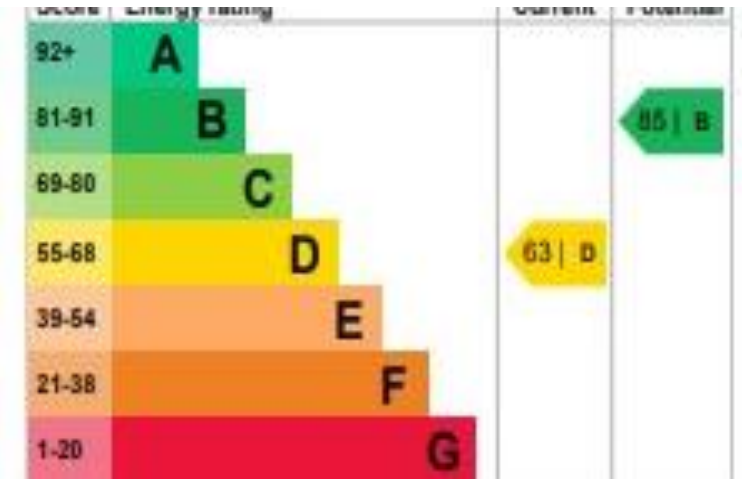


1ST FLOOR
608 sq.ft. (56.5 sq.m.) approx.



TOTAL FLOOR AREA : 1681 sq.ft. (156.1 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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