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8 Tutnalls Street, Lydney, GL15 5PF

Offers in the Region Of £399,995



FREEHOLD

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£399,995**

**AN ATTRACTIVE PERIOD TOWN HOUSE WITHIN WALKING DISTANCE TO THE TOWN
FACILITIES WITH A LARGE SOUTH FACING GARDEN, DOUBLE GARAGE/WORKSHOP
AND OFF ROAD PARKING**

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.

STORM PORCH: to

ENTRANCE HALL: stairs off, radiator

LOUNGE: 18' 8" x 10' 11" (5.69m x 3.32m), bay window to front, tiled fireplace, radiators, sliding doors to:

DINING ROOM: 10' 9" x 10' 0" (3.27m x 3.05m), picture windows to rear, radiator, wall lighting points.

KITCHEN: 14' 0" x 10' 5" (4.26m x 3.17m), windows rear, part glazed door to side, generous range of base and eye level modern units, worktop space and tiled splash-backs, integrated dishwasher, fridge-freezer, gas hob, electric oven, grill and extractor hood, laminate floor and power points.

STUDY: 10' 5" x 10' 0" (3.17m x 3.05m), window to side, understairs cupboard/cloakroom, period fireplace, radiator.

CLOAK/SHOWER ROOM: WC, wash hand basin, shower cubical, tiled splash-backs.

STAIRS TO FIRST FLOOR LANDING: loft access, radiator.

BEDROOM ONE: 12' 9" x 10' 5" (3.88m x 3.17m), window to rear, radiator.

BEDROOM TWO: 16' 3" x 10' 0" (4.95m x 3.05m), windows to front and side, radiator, walk in cupboard.

BEDROOM THREE: 10' 11" x 10' 9" (3.32m x 3.27m), bay window to front, radiator.

BEDROOM FOUR: 11' 3" x 10' 5" (3.43m x 3.17m), window to rear with town view, radiator.

BATHROOM: spacious with suite comprising corner bath with shower attachment, WC, wash hand basin and tiled splash-backs.

CELLAR: gas central heating boiler (not tested).

WORKSHOP/GARAGE: 26' 9" x 23' 7" (8.15m x 7.18m), inspection pit.

OUTSIDE: a walled front garden with vehicle access and parking area to front and side, small ornamental garden. Side gate to rear lower level paved patio, with view, steps and retaining walls to further lawned lower gardens. Garden path to:

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.

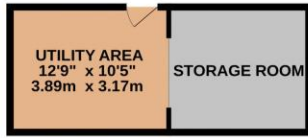
OUTGOINGS: COUNCIL TAX BAND 'D'.

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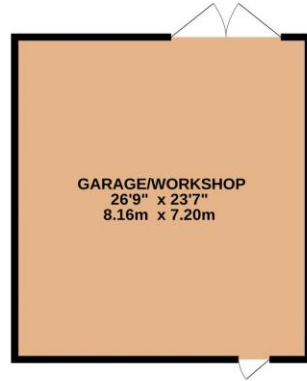
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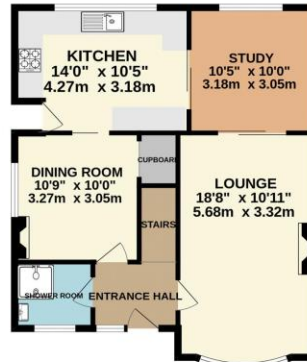
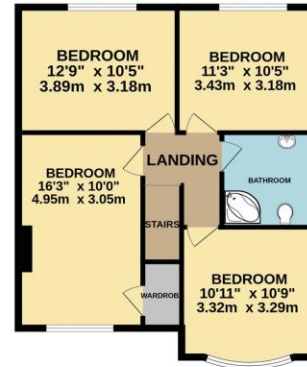
BASEMENT AREA
250 sq.ft. (23.3 sq.m.) approx.



GROUND FLOOR
1290 sq.ft. (119.9 sq.m.) approx.



1ST FLOOR
667 sq.ft. (62.0 sq.m.) approx.



TOTAL FLOOR AREA : 2208 sq.ft. (205.1 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	64 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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