



The logo for Toombs & Toombs Properties, featuring a stylized house icon above the text. The text 'TOOMBS & TOOMBS' is in a large, bold, serif font, with '&' in a smaller font. Below it, 'PROPERTIES' is in a smaller, bold, sans-serif font, and 'experts in property since 1982' is in an even smaller, regular, sans-serif font.

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

**59 Lakeside Avenue, Lydney, GL15 5QA**

**Offers in Excess of £215,000**





**FREEHOLD**

**Offers in Excess of  
£215,000**

**A DETACHED TWO/BEDROOM BUNGALOW WITH BATHROOM AND SHOWER ROOM  
WITH VACANT POSSESSION IN AN ESTABLISHED RESIDENTIAL LOCATION - VIEWING  
ESSENTIAL**

# 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/STUDY AREA: 6' 10" x 5' 10" (2.08m x 1.78m)**, double glazed door to side, telephone point, laminate floor, radiator.

**LOUNGE: 20' 1" x 11' 1" (6.12m x 3.38m)**, patio doors to front, feature fireplace, laminate floor, radiator.

**KITCHEN (OFF ENTRANCE HALL): 8' 9" x 7' 1" (2.66m x 2.16m)**, fitted with a range of Shaker style base and eye level units, worktop space, tiled splashbacks, double bowl sink unit, built-in Smeg freezer, Bosch dishwasher, plumbing for automatic washing machine, electric hob, oven and grill, extractor hood, window to side.

**INNER HALL:** with storage cupboard and airing cupboard.

**BATHROOM:** modern three piece suite comprising panelled bath with shower over, wash hand basin in vanity unit, WC, window to side, extensive tiling, stainless steel heated towel rail.

**BEDROOM ONE : 23' 4" x 8' 10" (7.11m x 2.69m)**, originally two rooms, patio doors to rear, radiator, wall lighting points, walk-in wardrobe.

**BEDROOM TWO: 12' 4" x 9' 4" (3.76m x 2.84m)**, window to rear, radiator, wall lighting points.

**SHOWER ROOM (DISABLED FACILITY): 6' 4" x 5' 11" (1.93m x 1.80m)**, fitted with a hydro walk-in bath/shower, raised toilet, wash hand basin, range of fitted cupboards, tiled walls, wall mounted heater, towel rail, door to

**FAMILY/STORAGE ROOM (ORIGINAL GARAGE): 16' 0" x 8' 0" (4.87m x 2.44m) maximum measurement**, glazed door to rear decking area, laminate wood floor, door to

**UTILITY: 7' 11" x 3' 10" (2.41m x 1.17m)**, fitted with a range of base and eye level units, worktop space, tiled splashbacks, single drainer sink unit, plumbing for automatic washing machine, window to rear.

**OUTSIDE:** to the front a part tarmacadam/part paved generous parking area with room for several motor vehicles/boat/caravan/motorhome. The rear garden has a raised decking area with balustrade, steps to lower paved area, two garden sheds, outside light and water supply.

**SERVICES:** all mains. Gas 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 'C'.**

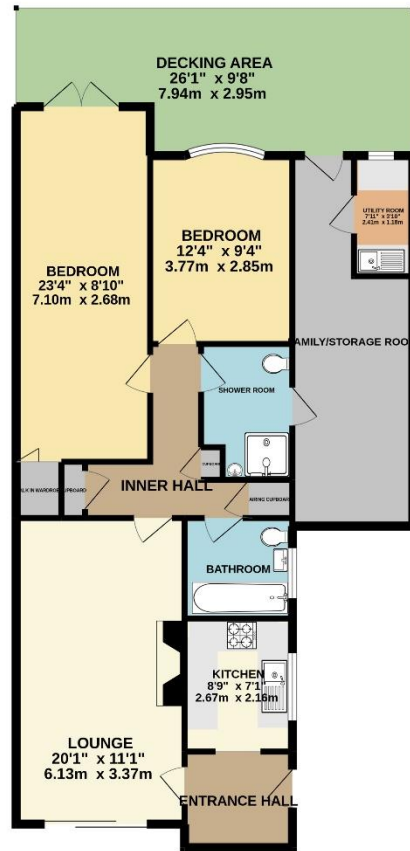
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GROUND FLOOR  
1020 sq.ft. (94.8 sq.m.) approx.



TOTAL FLOOR AREA : 1020 sq.ft. (94.8 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		
81-91	B		83   B
69-80	C		
55-68	D	66   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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