



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 a very small font at the bottom.

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

**49 KINGFISHER DRIVE, LYDNEY, GL15 5FX**

**Offers Over £275,000**



**FREEHOLD**

**Offers Over £275,000**

**A WELL PRESENTED PERSIMMON 'GRASMERE' DETACHED THREE BEDROOM (EN-SUITE) HOUSE WITH POTENTIAL FOR A GARAGE CONVERSION TO PROVIDE A 4TH BEDROOM/ADDITIONAL RECEPTION ROOM**

# 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:** radiator, door to

**LOUNGE: 15' 8" x 10' 3" (4.77m x 3.12m),** window to front, radiator, power points, door to

**INNER HALL:** returning stairs off, doors to Kitchen/Dining room and Cloakroom.

**CLOARKOOM:** with WC and wash hand basin.

**KITCHEN/DINING ROOM: 18' 10" x 8' 2" (5.74m x 2.49m),** kitchen area with window to rear, fitted with an extensive range of colour coded base and eye level units, worktop space, tiled splashbacks, a range of integrated appliances to include fridge/freezer, dishwasher and washing machine, sink unit, power points, open plan to dining area with French doors to patio, walk-in cupboard.

**STAIRS TO FIRST FLOOR LANDING:** fitted cupboard.

**BEDROOM ONE: 18' 10" x 9' 0" (5.74m x 2.74m),** windows to front, radiator, power points, door to

**EN-SUITE SHOWER ROOM:** with three piece, tiled splashbacks.

**BEDROOM TWO: 10' 10" x 8' 9" (3.30m x 2.66m),** window to rear, radiator.

**BEDROOM THREE: 9' 10" x 7' 2" (2.99m x 2.18m),** window to rear, radiator.

**BATHROOM:** quality three piece suite, shower over bath, window to side, stainless steel heated towel rail.

**GARAGE: 15' 0" x 8' 0" (4.57m x 2.44m),** with up and over door, power and lighting, part boarded. **AGENTS NOTE: POTENTIAL TO SIMPLY CONVERT TO A FOURTH BEDROOM OR ADDITIONAL RECEPTION ROOM (MINIMAL COST) SUBJECT TO THE NECESSARY CONSENT.**

**OUTSIDE:** to the front ample off road parking area leading to the Garage, attractive easy maintenance gravelled area. Side access to the rear garden with patio, lawn and gravelled areas, fully enclosed.

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

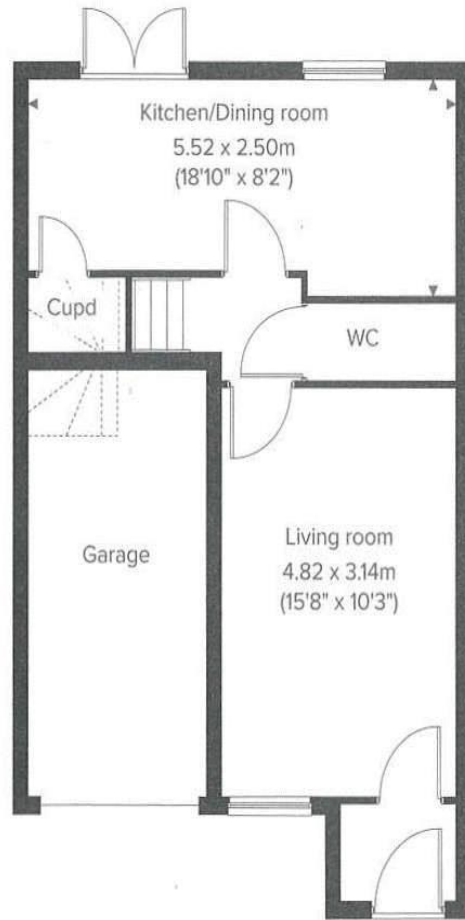
**VIEWING: BY APPOINTMENT WITH THE OWNERS SOLE AGENTS.**

**OUTGOINGS: COUNCIL TAX BAND 'D'**

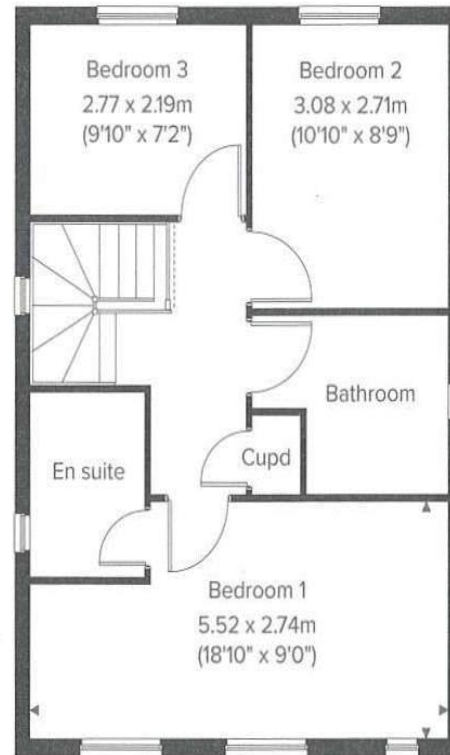
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Ground floor



First floor



Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	82 B	
69-80	C		
55-68	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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