



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

3 Cherry Walk, Lydney, GL15 5LL

Guide Price £250,000



FREEHOLD

Guide Price £250,000

**A SPACIOUS FAMILY HOUSE SITUATED IN AN ESTABLISHED RESIDENTIAL LOCATION
WITH LARGE LANDSCAPED GARDEN - 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.

ENTRANCE HALL: radiator, storage cupboard, stairs off.

LOUNGE: 13' 11" x 10' 11" (4.24m x 3.32m), picture window to front, door to

DINING ROOM: 9' 11" x 9' 9" (3.02m x 2.97m), patio doors to rear, radiator, open plan to

KITCHEN: 9' 11" x 7' 10" (3.02m x 2.39m), window and door to rear, fitted with a range of Oak fronted base and eye level units, worktop space, tiled splashbacks, single drainer sink unit, gas hob, electric oven and grill, extractor hood, power points.

CLOAKROOM (OFF ENTRANCE HALL): window to front, WC, wash hand basin.

STAIRS TO FIRST FLOOR LANDING: store cupboard.

BEDROOM ONE: 13' 11" x 11' 5" (4.24m x 3.48m), picture window to front, radiator.

BEDROOM TWO: 11' 5" x 9' 11" (3.48m x 3.02m), picture window to rear, radiator.

BEDROOM THREE: 10' 6" x 9' 1" (3.20m x 2.77m), picture window to front, radiator.

BATHROOM: with modern three piece suite, tiled splashbacks, window to rear.

OUTSIDE: to the front a dwarf wall and rockery, steps down to the front door, small potting shed and external access to Utility, driveway providing off road parking and access to the Garage. The main garden lies to the rear with a Southerly aspect and view in part, paved patio, upper lawned garden, lower ornamental garden, garden shed, outside lighting and water.

STORAGE/UTILITY ROOM (EXTERNAL ACCESS ONLY): doors to front and rear, gas boiler (not tested), plumbing for washing machine, power points.

GARAGE (ABOVE STORAGE/UTILITY ROOM): 16' 7" x 7' 10" (5.05m x 2.39m), up and over door, window to rear.

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

VIEWING: BY APPOINTMENT WITH THE ONWERS SOLE AGENTS.

OUTGOINGS: COUNCIL TAX BAND 'C'.

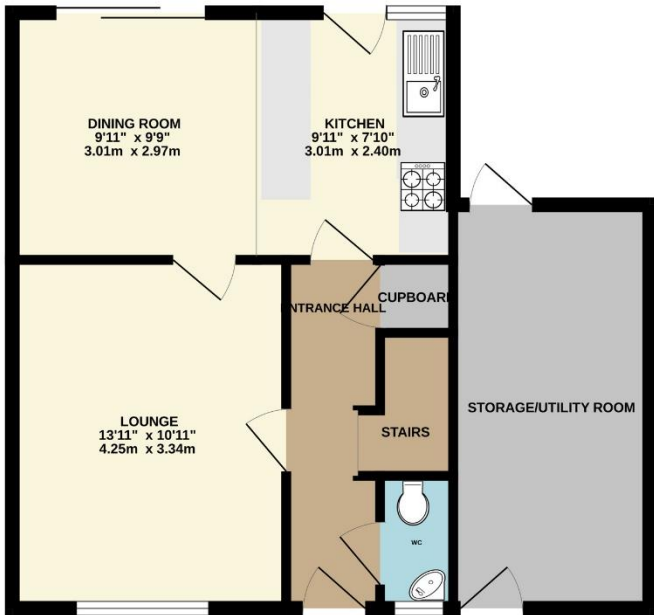


t: 01594 844444

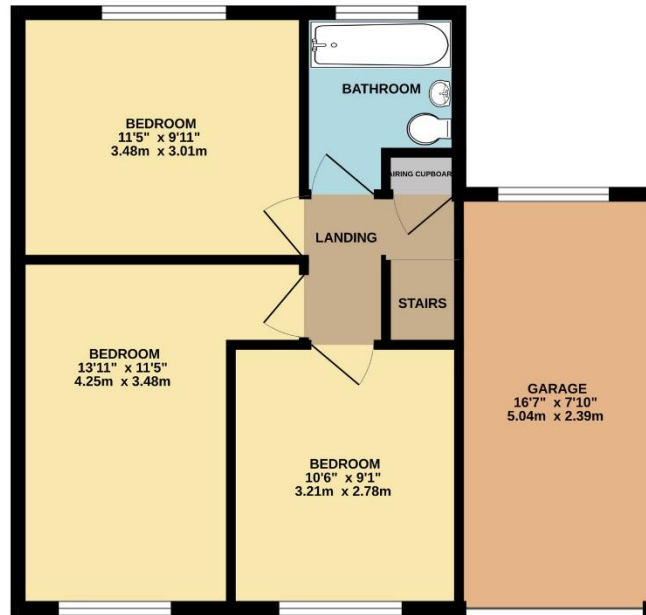
e: hello@toombs.properties

www.toombs.properties

GROUND FLOOR
546 sq.ft. (50.8 sq.m.) approx.



1ST FLOOR
550 sq.ft. (51.1 sq.m.) approx.



TOTAL FLOOR AREA : 1096 sq.ft. (101.8 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.
Made with Metropix ©2024



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	73 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.

Claremont House, High Street, Lydney
Gloucestershire GL15 5DX

t: 01594 844444
e: hello@toombs.properties

Residential, commercial & land sales



www.toombs.properties