



The logo for Toombs & Toombs Properties, featuring a stylized house icon above the text "TOOMBS & TOOMBS" in a serif font, with "PROPERTIES" in a smaller font below it, and the tagline "experts in property since 1982" at the bottom.

1 The Hawthorns, Lydney, GL15 5BX

Offers in the Region Of £349,995



FREEHOLD

**Offers in the Region Of
£240,000**

RARELY AVAILABLE IN THIS HIGHLY SOUGHT AFTER LOCATION A LARGE THREE BEDROOM DETACHED BUNGALOW, SITUATED WITHIN WALKING DISTANCE OF THE TOWN WITH LARGE GARDEN PLOT, CENTRAL HEATING, OFF ROAD PARKING & GARAGE. 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.

ENTRANCE HALL: radiator.

LOUNGE/DINING ROOM: 17' 3" x 17' 3" (5.25m x 5.25m), patio doors to rear, feature fireplace, door to

INNER HALL: airing cupboard.

KITCHEN: 9' 2" x 9' 0" (2.79m x 2.74m), window to front, fitted with a range of base and eye level units, double bowl sink unit, plumbing for automatic washing machine, gas boiler (not tested).

BEDROOM ONE: 13' 7" x 9' 10" (4.14m x 2.99m), window to rear.

BEDROOM TWO: 10' 5" x 9' 0" (3.17m x 2.74m), window to front, fitted wardrobe.

BEDROOM THREE: 9' 0" x 7' 4" (2.74m x 2.23m), window to front.

BATHROOM: wash hand basin, WC, panelled bath with shower attachment over, window to side.

OUTSIDE: to the front an open plan lawned garden area, off road parking (room for additional parking/hardstanding subject to the necessary consent), access to the Garage. The rear garden is tiered with lower paved patio, retaining walls to upper lawned gardens, mature hedgerows, garden shed. A large generous plot with ample room for extension to the dwelling subject to consent.

GARAGE: 18' 1" x 8' 2" (5.51m x 2.49m), up and over door, personal door to rear.

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.

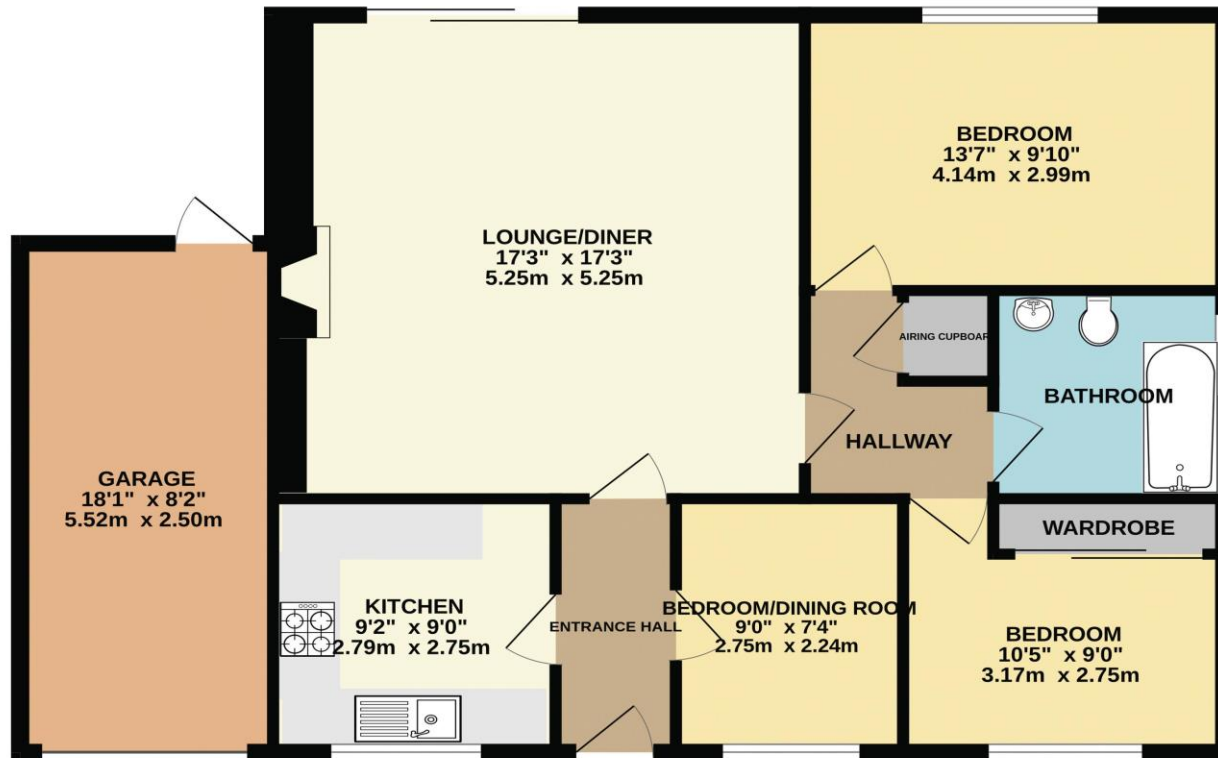
OUTGOINGS: COUNCIL TAX BAND 'D'.

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GROUND FLOOR
938 sq.ft. (87.1 sq.m.) approx.



TOTAL FLOOR AREA : 938 sq.ft. (87.1 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		87 B
69-80	C	70 C	
55-68	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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Residential, commercial & land sales



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