



FREEHOLD

£249,950



7 TAWNY MEWS, LYDNEY, GLOS., GL15 5GP

- **THREE BEDROOMS**
- **KITCHEN/BREAKFAST ROOM**
- **AMPLE OFF ROAD PARKING**
- **GAS CENTRAL HEATING**
- **CONTEMPORARY DESIGN**
- **LOUNGE**
- **BATHROOM**
- **LARGE GARDENS**
- **IMMACULATE THROUGHOUT**

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AN IMMACULATLY MAINTAINED THREE BEDROOM END-TERRACED HOUSE IN A SOUGHT AFTER RESIDENTIAL AREA TO THE SOUTH OF LYDNEY AND NEAR TO THE TRAIN STATION

Lydney town offers a wide range of facilities including a variety of Shops, Banks, 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.

Accommodation (measurements approx):

Front door to -

Entrance Hall: Radiator.

Living Room/Kitchen: 23' 0" x 13' 0" (7.01m x 3.96m), Sink unit, fitted at wall and base level providing worktop and storage space, oven, hob, extractor hood, breakfast bar.

First Floor Landing: Off which is -

Bedroom 3: 28' 0" x 12' 0" (8.53m x 3.65m), L-shaped. Two windows to front, radiator.



Bedroom 2: 10' 3" x 7' 9" (3.12m x 2.36m), Window,

Bathroom: Three piece suite, over bath shower and screen, radiator.

Second Floor Landing: Built-in cupboard.

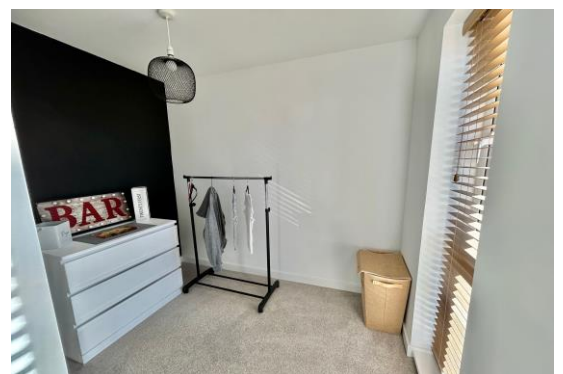


Master Bedroom: 20' 0" x 8' 7" (6.09m x 2.61m),
Skylight top front.

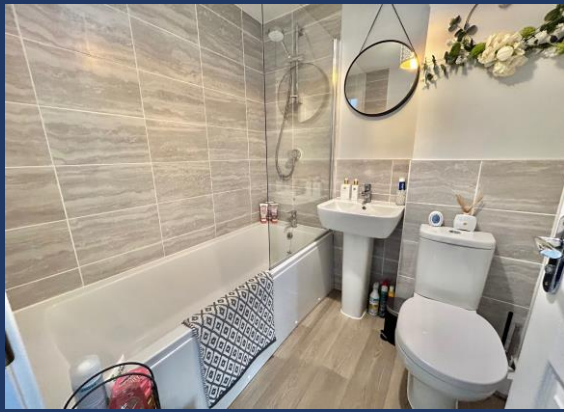
Services: All main services connected to the property. The heating system and services where applicable have not been tested.

Outside: , Parking to front of property. Side pedestrian access to rear garden which has a patio area and lawned area.

Outgoings: Council Tax Band



IMPORTANT INFORMATION: All measurements are approximate. We have not tested any fittings, appliances or services within this property and cannot verify them to be in working order or within the Vendor/s ownership. We have not verified the tenure of the property, the type of construction or the condition thereof. Intending Purchasers should make appropriate enquiries through their own solicitor and surveyor etc., prior to exchange of contracts.



PASSIONATE
ABOUT
Property
SINCE 1982