



68 Church Road, Lydney, GL15 5EG

£425,000



8 Broad Street, Ross-on-Wye, Herefordshire, HR9 7EA
Tel: 01989 763553 Email: rossonwye@bidmeadcook.co.uk
www.bidmeadcook.co.uk

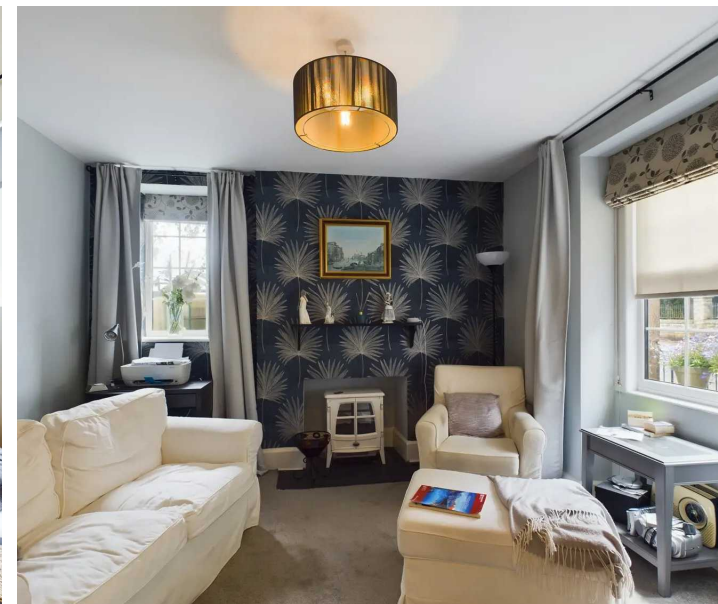
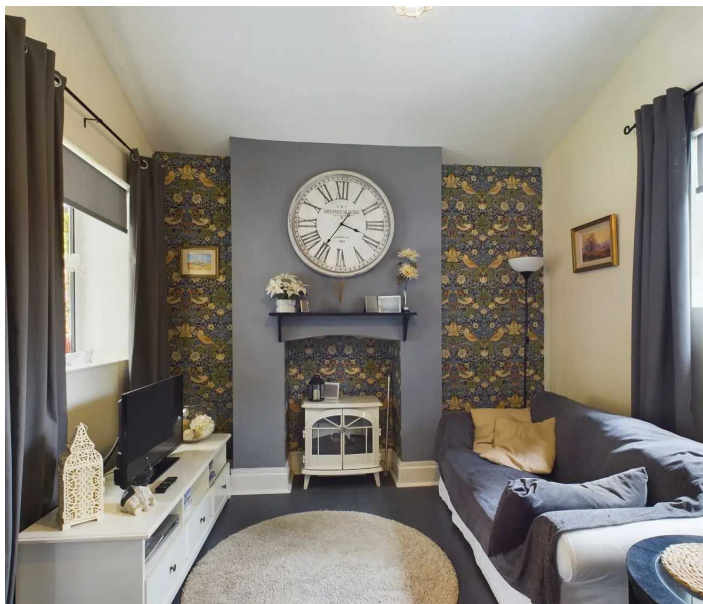
68 Church Road

Lydney

- Detached Character Property
- Three Reception Rooms
- Kitchen and Utility/W.C.
- Four Double Bedrooms
- Pleasant Enclosed Gardens
- Off Road Parking
- Garage

A beautifully presented, four double bedroom, detached character property situated to the outskirts of the town, having an enclosed garden, off road parking and garage. The property incorporates character features such as high ceilings, picture rails and feature walls.

The accommodation comprises an entrance hall with staircase to the first floor, lounge having feature panelling to one wall, snug and kitchen having a range of base and wall units, Belfast-style sink and woodblock worktop. Dining room having access to the garden and a utility/cloakroom having a W.C. and space and plumbing for washing machine. To the first floor are four double bedrooms and bathroom having a shower over the bath. The master bedroom has a feature panelled wall and an en-suite shower room.



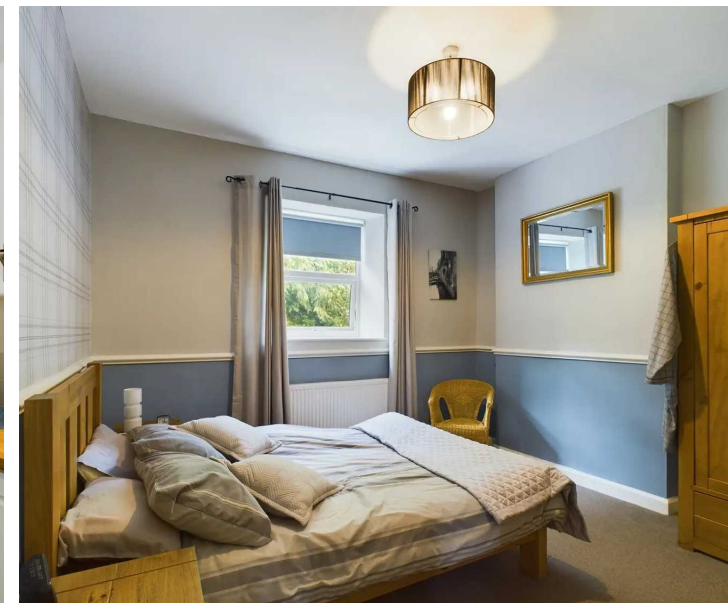
Outside, to the front of the property is gated access with pathway to the front door and gated access to the side and rear garden. The rear garden is mainly laid to lawn with flower borders and raised planter, a patio seating area with vine covered pergola, and garden pond. To the side is a raised patio and side access door to the garage, greenhouse and raised planters. Gated access at the rear of the property leads to the off road parking for two vehicles and the garage.

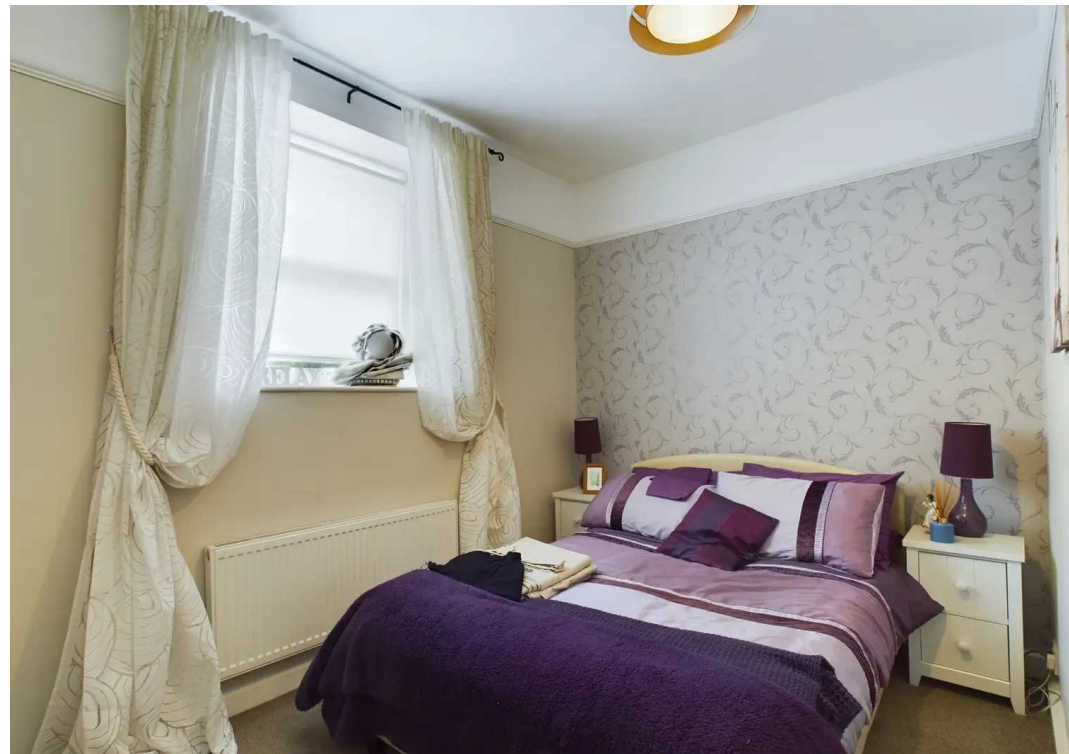
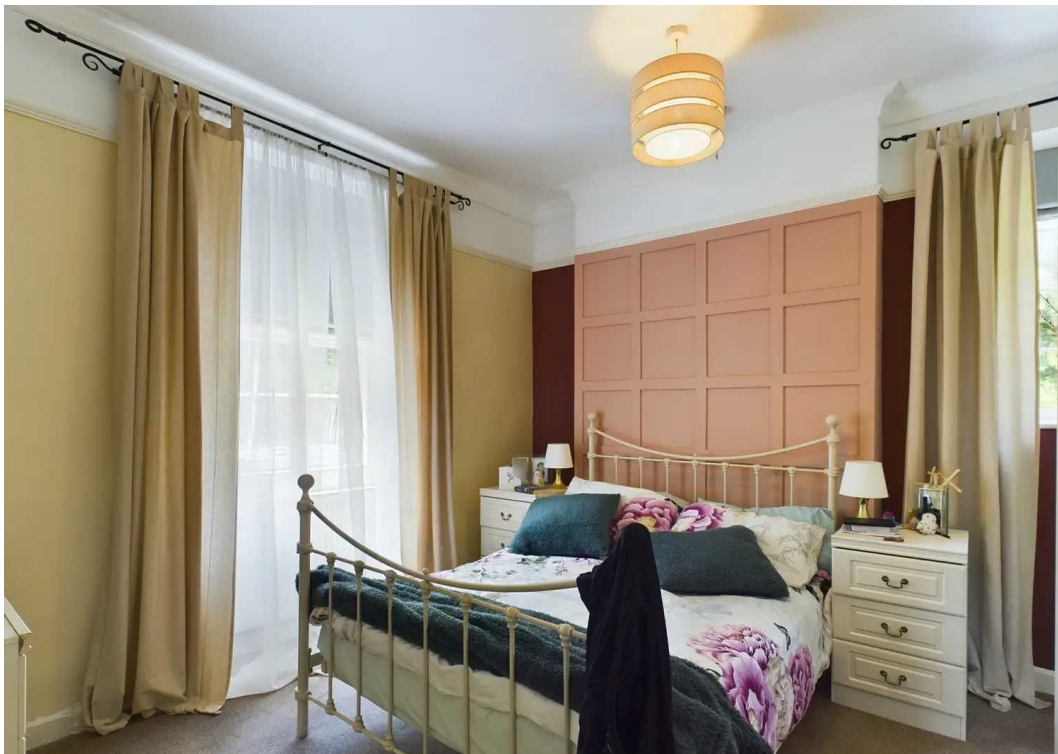
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E







Ground Floor



Floor 1

Approximate total area⁽¹⁾

1314.38 ft²

122.11 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contain within. These details do not constitute any part of any offer or contract. Bidmead Cook and their employees and agents do not have any authority to give warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of Bidmead Cook or the vendors. Equipment: Bidmead Cook has not tested the equipment or central heating system mentioned in these particulars and the purchaser are advised to satisfy themselves as to the working order and condition. Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment etc. The Laws of copyright protect this material. Bidmead Cook is the owner of the copyright. This property sheet forms part of our database and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission.

Bidmead Cook is a trading name of trading name of BC Acquisition Ltd. Registered in England No.14967217