



### DIRECTIONS

From our Chepstow office proceed along the A48 towards Lydney. Continue into the village, turning left at the end of the High Street onto Primrose Hill. Continue up the hill and turn right onto Court Road, where you will find the property following the numbering on the left hand side.

### SERVICES

All mains services are connected.

2021/2022 Council Tax Band B.

### TENURE - FREEHOLD

You are recommended to have this verified by your legal advisors at your earliest convenience.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			89
(81-91) B		74	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



**26 COURT ROAD, LYDNEY, GLOUCESTERSHIRE,  
GL15 5SY**



**£225,000**

**Sales: 01291 629292**

**E: sales@thinkmoon.co.uk**

**DISCLAIMER**  
These particulars are intended to give a fair description of the property but accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

**PLEASE NOTE**  
None of the fixtures, fittings or equipment has been tested by us. Room sizes should not be relied upon for carpets and finishes.

**OFFERS**  
As part of the Estate Agency Act 1979, we have a legal obligation to financially qualify every offer before it is conveyed to the Vendor. Moon & Co, their clients and any joint agents give notice that:  
1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must be relied upon as statements or representations of facts.  
2. Any areas are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or as a consent and Moon and co have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



Moon & Co are delighted to offer to the market 26 Court Rd, Lydney. This two bedroom semi-detached property offers spacious accommodation to include kitchen, living/dining room and ground floor WC to the ground floor, along with two double bedrooms and bathroom to the first floor. Outside the property benefits from off-road parking area to the rear along with private and enclosed rear gardens.

Being situated in Lydney, a range of local facilities are close at hand to include primary and secondary schooling, shops, pubs and restaurants. There are good bus, road and rail links with the A48, M4 and M48 motorway networks bringing Bristol, Gloucester and Newport all within easy commuting distance.

## GROUND FLOOR

### RECEPTION HALL

With uPVC double glazed front door. Wood block flooring.

### KITCHEN

11' x 6'8"

Appointed with a matching range of base and eye level storage units with woodblock effect worktops. There is space for a fridge/freezer and washing machine. Integrated dishwasher, inset four ring gas hob with extractor over and oven below. Also fitted with stainless steel one bowl and drainer sink unit with chrome mixer tap. Tiled splashbacks and flooring. Spotlighting. uPVC double glazed window to front elevation.

### GROUND FLOOR WC

Comprising a two piece white suite to include low level WC and wash hand basin with chrome taps. Tiled flooring and frosted uPVC double glazed window to front elevation. Spotlighting.

### LIVING/DINING ROOM

13'9" x 13'5" maximum

A generous reception room with uPVC double glazed French doors and window to rear elevation. Wood flooring and understairs storage cupboard.

## FIRST FLOOR STAIRS AND LANDING

With uPVC double glazed window to side elevation and loft access point.

### BEDROOM 1

11'11" x 8'1" excluding wardrobe recess

A spacious double bedroom with double fitted wardrobes and separate storage cupboard. Two uPVC double glazed windows to front elevation.

### BEDROOM 2

13'9" x 8'5"

A double bedroom with two uPVC double glazed windows to rear elevation. Double fitted wardrobe.

### FAMILY BATHROOM

Comprising a three piece white suite to include low level WC, pedestal wash hand basin with chrome taps and panelled bath with chrome taps and electric shower over. Also fitted with chrome heated towel rail. Part tiled walls and tiled flooring. Spotlighting.

### OUTSIDE

To the front the property is approached via pathway to front entrance door and with gated side access to the rear garden. The rear gardens offers paved seating area and raised terrace laid to lawn. There is also the added benefit of an off-road parking area for two to three vehicles.

