



Welcome to this nearly new house located on the desirable Daffodil Drive in Lydney. This charming property offers a perfect blend of modern living and comfort, making it an ideal choice for first-time buyers or those looking to downsize.

As you enter, you will be greeted by a spacious reception room that flows seamlessly into an open plan living area, creating a warm and inviting atmosphere. The layout is perfect for entertaining guests or enjoying quiet evenings at home. The well-designed kitchen area is both functional and stylish, providing ample space for culinary adventures.

This delightful home features two generously sized bedrooms, offering plenty of room for relaxation and rest. The bathroom is well-appointed, ensuring convenience for all residents.

One of the standout features of this property is the enclosed garden, which provides a private outdoor space for gardening, play, or simply enjoying the fresh air. It is an excellent spot for summer barbecues or a peaceful retreat after a long day.

Parking is made easy with space for two vehicles, a valuable asset in today's busy world. Additionally, the property is available through a 40% shared ownership scheme, making it an accessible option for those looking to enter the property market.

In summary, this house on Daffodil Drive is a wonderful opportunity to own a modern home in a lovely area. With its open plan living, two bedrooms, and private garden, it is sure to appeal to a variety of buyers. Don't miss your chance to make this charming property your own.

Shared ownership information

Shared ownership is a part buy part rent property from a registered landlord
You purchase a share with the help of a mortgage based on your affordability.

Example of costs based on a Share of: 40 %

Open Market Value: £225,000

40% shared ownership: £90,000

Rent per month: £366.77

Service Charges per month: £31.58

Buildings insurance per month: £17.30

The more you buy the lower your rent will be. These costs will increase each year with inflation.

Ground Floor

Kitchen/Dining/Lounge

29'7" x 13'9" (9.02 x 4.20)

Fitted kitchen with range of wall and base units, sink, space for washing machine and fridge/freezer. Electric oven with gas hob with hood over. Window to front of property.

Lounge area, patio doors out to rear garden

WC

1.8 x 0.8

Low level WC and hand basin in white.

First Floor

Stairs leading to first floor landing with large storage cupboard housing gas boiler.

Bedroom one

4.1 x 3.3

Large double bedroom with Window to rear elevation

Bathroom

2.1 x 2.0

White wash hand basin and low level WC, bath with shower over and glass shower screen.

Bedroom Two

13'8" x 11'5" (4.18 x 3.48)

Double bedroom with Window to front elevation

External

Garden to rear garden with side access. Patio area from lounge patio doors. Grassed area and concrete base in place for shed.

Driveway Parking for 2 cars.

Disclaimer

All measurements are approximate. We have not checked the serviceability of any appliances, fixtures or utilities (i.e. water, electricity, gas) which may be included in the sale. We cannot guarantee building regulations or planning permission has been approved and all prospective purchasers should satisfy themselves on these points prior to entering into a contract. Consumer Protection from Unfair Trading Regulations 2008. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs (92 plus) A		96
(81-91) B	84	
(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	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

