



## 16 Overstreet Green

Lydney, Gloucestershire, GL15 5GG

£67,600





**\*\*SHARED OWNERSHIP\*\*** This property can be purchased under the Shared Ownership Scheme at 26% with Rent on the remaining 74% which is currently £405.47 PCM.

**\*\*This Spacious Property is Offered with NO ONWARD CHAIN\*\*** Three Good Size Bedrooms, Downstairs WC, First Floor Bathroom, Second Floor WC, Spacious Lounge Dining Room, Well Equipped Kitchen, Off Road Parking to the Side, Side Gate accessing the Enclosed Rear Garden. Solar Panels. Walking Distance to Lydney Town, Train Station, Bathurst Park, Lydney Lake and Harbour and much more.

This property is situated in a convenient location on the edge of Lydney Town, close to the A48 for easy access to Chepstow, Bristol, Gloucester, M5 & M4, Close to the local Bus and Train Station. The Town Centre of Lydney, giving easy access to local shops and supermarkets, doctors surgery's, public houses and restaurants, leisure centre with swimming pool, gym etc, outdoor swimming pool, local bus routes, Church's & Chapels. Being situated in the Forest of Dean, Gloucestershire, there are many Woodland Walks, Woodland Cycle Tracks, River Walks & Lovely Countryside and much more.



**Entrance Hallway:**

Spacious entrance hall with patterned tiled ceramic flooring, a handy cloak cupboard to store coats, shoes and vacuum cleaner. Radiator, ceiling light and power points. Stairs to first floor, doors to Kitchen, WC and Lounge/Diner.

**Lounge/Diner:**

16'0" x 14'6" (4.88m x 4.44m)

A good size room having French doors to rear garden plus two windows to rear, wood effect flooring, two ceiling Velux windows, radiator, ceiling lights and power points.

**Kitchen:**

8'11" x 8'11" (2.72m x 2.72m)

Having a range of matching wall, base and drawer units and larder cupboard, window with front aspect, one and half bowl stainless steel sink and drainer, wall cupboard housing gas central heating boiler, space and plumbing for washing machine and dishwasher, built in electric oven, four burner gas hob with extractor hood over, tiled splashbacks, space for larder fridge freezer, patterned ceramic tiled floor, radiator, ceiling light and power points.

**W.C.:**

6'9" x 4'9" (2.08m x 1.45m)

Wall mounted wash basin, low level WC, radiator, extractor fan, ceiling light and patterned tiled ceramic flooring.

**First Floor Landing:**

Window to rear, smoke detector, fitted carpet, stairs to second floor, doors to bedroom one and bathroom.

**Bedroom One:**

18'11" x 8'7" (5.77m x 2.64m)

Two windows with front and rear aspect, fitted carpet, built-in double wardrobe, radiator, ceiling light and power points.

**Bathroom:**

8'2" x 6'11" (2.51m x 2.11m)

Silver Birch wood effect flooring, bath with shower over and glazed shower screen, pedestal wash basin, low level WC, chrome ladder radiator, window to front, ceiling light and extractor fan.

**Second Floor Landing:**

Velux ceiling window, loft access hatch, storage cupboard, radiator, power points and ceiling light. Doors to bedrooms two and three and WC.

### Bedroom Two:

16'2" x 6'11" (4.93m x 2.13m)

Fitted carpet, full length picture window to front aspect, radiator, ceiling light and power points.

### Bedroom Three:

9'1" x 8'0" (2.77m x 2.44m)

Fitted carpet, window to rear aspect with views

across Lydney golf course, radiator, ceiling light and power points.

### W.C.:

7'10" x 3'2" (2.41m x 0.97m)

Silver Birch wood effect flooring, wall mounted wash basin with tiled splashback, low level WC, ceiling light and extractor fan.



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Tenanted Properties – we are not always able to show the most recent condition of a property due to tenants' privacy and we may choose to show the photographs of the property when it was last vacant to at least allow clients some idea of the internal condition. Therefore, we would of course, urge you to view before making any decisions to purchase or rent the property and before any costs.

Energy Performance Certificates are supplied to us via a third party and we do not accept responsibility for the content within such reports.

PRC Certificates – Some ex-local authority properties have been repaired in recent years using the PRC Scheme wherein a certificate has been produced by a qualified property engineer. This certificate does not imply the suitability for a mortgage approval and you must satisfy yourself of the work carried out that may meet your lenders criteria.

As with leasehold property or new build development sites, you are likely to be responsible for a contribution to management charges and/or ground rent or a contribution to the development service charge. Please enquire at the time of viewing.

You may also incur fees for items such as leasehold packs and, in addition, you will also need to check the remaining length of any lease before you complete a mortgage application form. Please ask a member of our team for any help required before committing to purchase a property and incurring expense.



## Road Map




## Hybrid Map



## Terrain Map



## Floor Plan




**Overstreet Green**

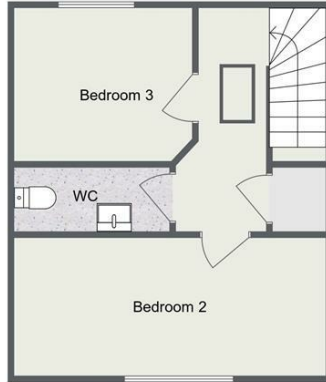
Approx  
1097 sqft



Ground Floor



First Floor



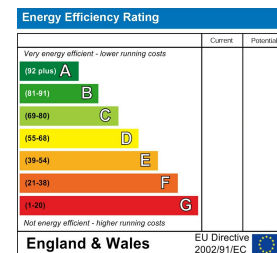
Second Floor

For illustrative purposes only. Decorative finishes, fixtures & fittings do not represent the current state of the property. Measurements are approximate & not to scale. Floor plans made using RoomSketcher.

## Viewing

Please contact our Lydney Office on 01594 368202 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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