



Upper Road

Pillowell, Lydney, GL15 4RB

£399,950



Dean Estate Agents are pleased to offer for sale this lovely stone detached cottage standing in approximately 1/2 acre plot enjoying far reaching views of the forest and neighboring villages. The property is ripe for development and already offers a conservatory to the front, 2 reception rooms, fitted kitchen with a solid fuel Rayburn, utility/cloakroom, 3 bedrooms one with en-suite and family bathroom.

The mature gardens are laid to lawn, with various shrubs and trees, vegetable bed, sheds and greenhouse, there is a small garage at the front boundary.

NO ONWARD CHAIN!



Conservatory:

Double glazed windows and doors, enjoying far reaching views.

Dining Room:

Double glazed window to front, stairs to first floor, under stairs cupboard, night storage heater.

Living room:

Stone feature fireplace, double glazed windows to front and side aspects, night storage heater.

Kitchen:

Feature brick fireplace, solid fuel Rayburn, matching wall and base storage units, electric oven and grill, gas hob (fed by bottle gas) sink unit, double glazed windows to either side, door to rear hallway.

Rear hallway:

Tiled floor, stable door to rear.

Utility/cloakroom:

Tiled floor, low level WC, plumbing for washing machine, double glazed window to side.

First floor landing:

Access to loft.

Bedroom 1:

Double glazed window to front with far reaching views, fitted wardrobes and chest of drawers, shower cubicle, access to loft, night storage heater.

En-suite:

Low level WC, wash hand basin, heated towel radiator.

Bedroom 2:

Double glazed window to front, built in over stairs cupboard, radiator (fed off the Rayburn)

Bathroom:

White enamel bath, wash hand basin, low level WC, double glazed window to side.

Bedroom 3:

Double glazed window to side, built in airing cupboard with hot water tank.

Outside:

The property stands in large gardens which lie predominantly to the front and sides of the property and commands an elevated position enjoying views of the forest and beyond to the neighboring villages. The gardens are laid to lawn with various shrubs, sheds and greenhouse, vegetable bed and mature trees. There is an old small garage at the front of the property built into the bank.

Consumer notes:

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These details do not constitute any part of any Offer, Contract or Tenancy

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Tenanted Property – 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.

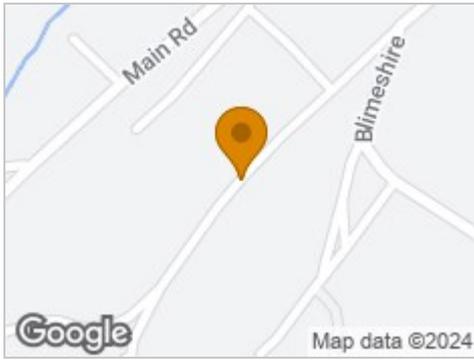
As with leasehold property or new build development sites, you are likely to be responsible for a contribution to management charges and/or ground rent or a contribution to the development service charge. Please enquire at the time of viewing.

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.



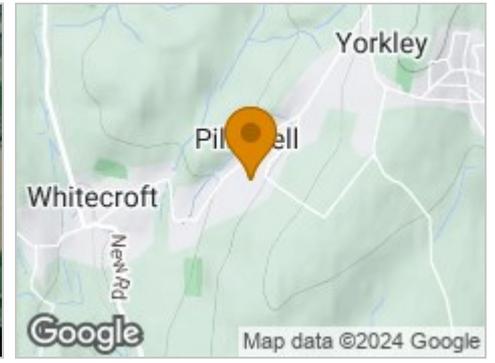
Road Map



Hybrid Map



Terrain Map



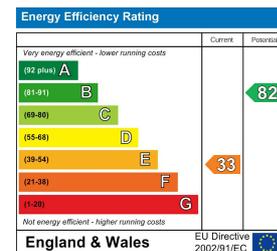
Floor Plan



Viewing

Please contact our Cinderford Office on 01594 825574 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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