



Asking Price £205,000

TENURE : FREEHOLD

High Street, Aylburton, GL15 6BZ

Bedrooms : 3

Bathrooms : 1

Reception Rooms : 2

NO ONWARD CHAIN

Rural Outlook

Village Location

Two Reception Rooms

Outbuilding

Garden

Aroha Properties

Unit 1 Regents Walk, Newerne Street, Lydney, Gloucestershire, GL155RF

sales@arohaproperties.co.uk | 01594368200

Website: <https://aroha.globalnoticeboard.com>



Priced to sell, this cosy end-of-terrace home presents a fantastic opportunity for those seeking a characterful home with excellent potential. Warm and inviting, the property is ready to welcome its next chapter, offering comfortable and cosy living. Also benefitting from a fabulous outbuilding which has previously been used for businesses, offering endless possibilities, this property is not one to be missed...

Aylburton is a charming village that benefits from a primary school, two traditional pubs and scenic walks. Conveniently located just a mile away is Lydney town, which provides a wide range of amenities including supermarkets, cafes and primary/secondary schools.

In addition, this area offers excellent transport links that provide easy access to the Severn Crossings and M4, connecting to areas such as Bristol and Cardiff. The cities of Gloucester and Cheltenham are also within reach. These are also easily accessible via Lydney Train station, which is just a short distance away.

FRONT ROOM - (3.98m x 3.71m) - Access via glazed door to front, carpet flooring, UPVC double glazed window to front aspect, power points, electric fireplace, storage heater, wooden panel glass door leading to

LIVING ROOM - (3.98m x 3.43m) - Laminated wood effect flooring, UPVC double glazed window to side aspect, power points, TV aerial point, fuse box, storage heater, under-stairs storage, wooden panel glass door into

KITCHEN - (3.98m x 2.61m) - Grey slate tile effect vinyl flooring, UPVC double glazed window to side aspect, power points, electric oven/cooker, range of base and eye level units, worktop space, stainless steel washing up sink with drainer and mixer tap, plumbing for washing machine, space for fridge/freezer and over hob, obscure glass door leading to

SHOWER ROOM - Obscure glazed window to rear, electric shower, low level WC, wash hand basin, extractor fan, shelving, original wooden panel latch door.

CONSERVATORY - (3.98m x 2.94m) - UPVC double glazed windows to side and rear aspect, power points, patio doors leading to

FIRST FLOOR LANDING - Carpet flooring throughout, wooden stair-rail

BEDROOM ONE - (3.98m x 3.71m) - Carpet flooring, UPVC double glazed window to front aspect, power points, storage heater, small feature fireplace, shelving to side aspect, traditional wooden door

BEDROOM TWO - (3.43m x 2.44m) - Carpet flooring, UPVC double glazed window to side aspect, storage heater, power points, wall-mounted lights, small feature windows in wall, traditional wooden door

BEDROOM THREE - (3.98m x 2.61m) - Sloped ceiling, carpet flooring, small UPVC double glazed window to side aspect, boiler location, power points, traditional wooden door

GARDEN - A low maintenance mainly laid patio garden with gated side access to pathway

OUTBUILDING - Water and electric supply to building, roof recently replaced, tile effect vinyl flooring, UPVC double glazed windows to side and rear aspects, fuse box, abundance of storage space, worktop space, door to low level W.C. This building has a history of being used as a commercial space for businesses, with great potential as an Airbnb.

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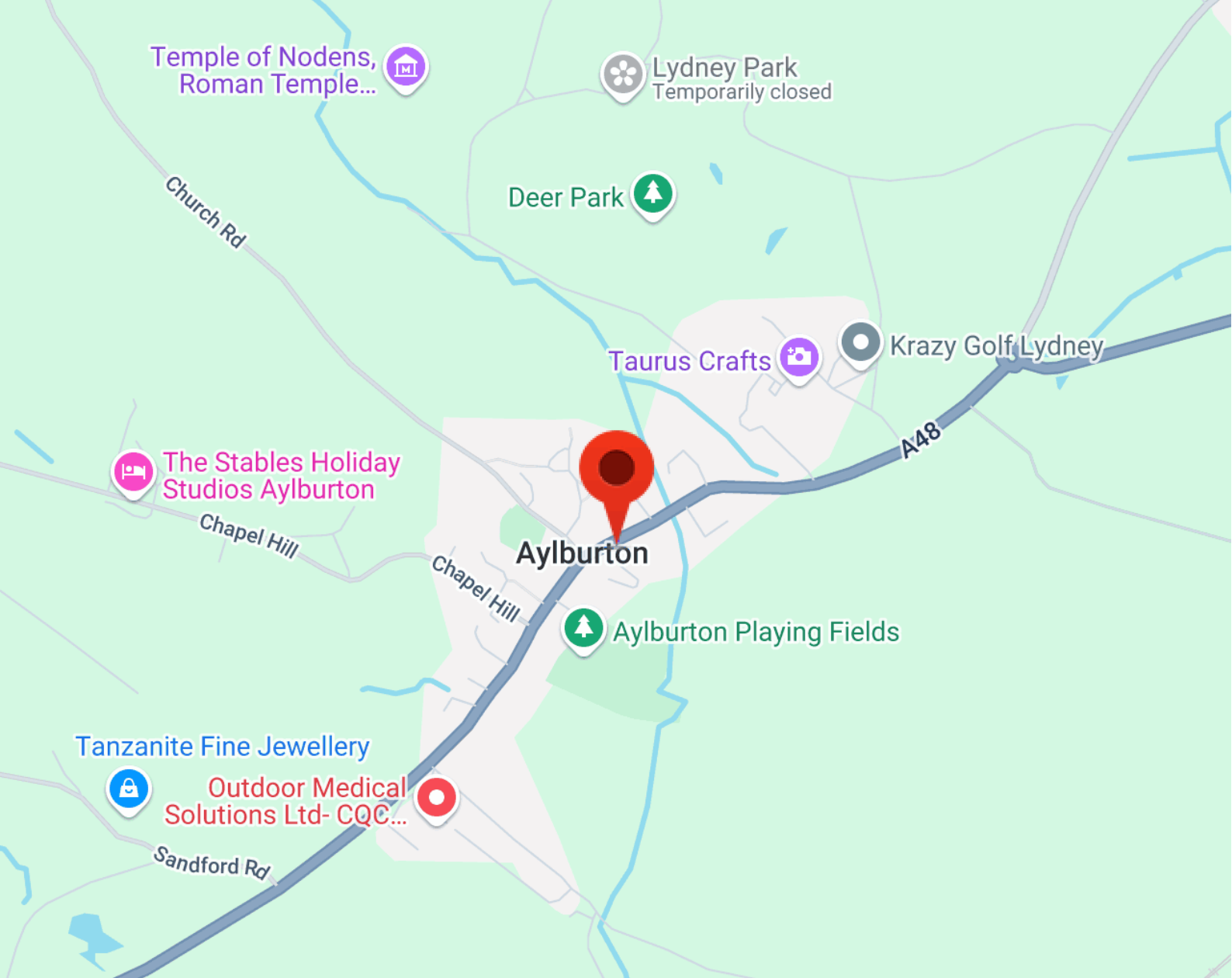
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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 87 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | 26 F | |
| 1-20 | G | | |

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