

20 Greenfield Road Joys Green, Lydbrook, GL17 9RE Offers Over £225,000



\*\*\*VIRTUAL TOUR AVAILABLE\*\*\* Dean Estate Agents are delighted to offer to the market this well presented semi-detached house situated in the rural village of Joys Green in the Forest of Dean. The accommodation comprises of lounge, kitchen/diner, three bedrooms and a newly renovated bathroom. Outside there is a large garden with space for seating, to the front of the property there is off road parking for two vehicles. VIEWING IS HIGHLY RECOMMENDED!

Approached via UPVC double glazed front door into:

#### Entrance Hallway:

Mains consumer unit, double panelled radiator, space for understairs storage, doors to kitchen and lounge, stairs to first floor, power and lighting.

#### Lounge:

UPVC double glazed window, double panelled radiator, power and lighting.

#### Kitchen:

A modern range of base, wall and drawer units, stainless steel sink drainer unit, integrated beko oven, beko induction hob, Cooke & Lewis extractor hood, plumbing for washing machine, boiler, double panelled radiator, smoke alarm, UPVC double glazed windows, UPVC double glazed door to rear.

#### First Floor Landing:

Loft access, smoke alarm, lighting, access to all bedrooms and bathroom.

### Bedroom One:

UPVC double glazed window, double panelled radiator,

#### power and lighting.

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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.

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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.

Youngy also incur faes 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. 14 ST JOHN STREET, COLECTOR, GIOUCESTERSNIE, CLL6 8AR Please ask a member of our team for any help required before committing to purchase a property and incurring expense. Tel: 01594 835751 Email: coleford@deanestateagents.co.uk www.deanestateagents.co.uk

#### Bedroom Two:

UPVC double glazed window, double panelled radiator, storage cupboard with hanging rail, power and lighting.

#### Bedroom Three:

UPVC double glazed window, double panelled radiator, power and lighting.

#### Bathroom:

Recently renovated bathroom with white panelled bath with shower over, pedestal sink, W.C., double panelled radiator, UPVC double glazed window.

#### Outside:

There is a beautifully landscaped garden with gravelled section, turfed area, second gravelled area perfect for table and chairs to catch the evening sun. The front benefits from two parking spaces.

### Store Room:

Power and lighting.

# Area Map



### Floor Plan



## Energy Efficiency Graph

