



## Rosevale

Upper Lydbrook, Lydbrook, GL17 9LQ

£325,000





\*\*\*VIRTUAL TOUR AVAILABLE\*\*\* Dean Estate Agents are delighted to offer for sale this two bedroom detached bungalow situated on a very generous plot of ground adjoining woodland.

This property benefits from a modern kitchen, a sizable lounge, a bathroom, well-kept lawns and parking for numerous vehicles. MUST BE VIEWED!

The property is located in Upper Lydbrook, where you can enjoy woodland walks right at your doorstep. Additionally, there is a public house, a convenience store, and bus stops in close proximity. The charming town of Ross-on-Wye is just 7.3 miles away, while the popular town of Coleford is only 4.1 miles distant.



Approached via double glazed front door into:

#### Entrance Hallway:

Access to the insulated loft space, storage cupboards, smoke alarm, a digital thermostat, power and lighting, double glazed window to rear aspect, a double panelled radiator, doors to the lounge, kitchen, bedrooms and bathroom.

#### Lounge:

15'11" x 11'8" (4.86m x 3.58m)

Double glazed patio doors to front aspect, double glazed window to rear aspect, a double panelled radiator, coved ceilings, smoke alarm, TV and sky point, a dimmer switch, power and lighting, door to the kitchen.

#### Kitchen:

15'11" x 9'10" (4.86m x 3.02m)

A modern fitted kitchen comprising of base units, wall units and drawers, worktop, one and a half stainless steel sink with drainer unit, a gas cooker, laminate flooring, an extractor hood with lighting, the mains consumer unit, a double panelled radiator, power and lighting, space for a fridge/freezer, double glazed frosted door to the rear garden, double glazed window to front aspect, UPVC double glazed French doors to the conservatory.

#### Lean to Conservatory:

14'2" x 8'3" (4.34m x 2.54m)

Aluminium framed with laminate flooring, doors to the rear garden, power and lighting.

#### Bedroom One:

15'10" x 11'10" (4.85m x 3.62m)

Double glazed windows to the front and side aspect, a double panelled radiator, coved ceilings, power and lighting.

#### Bedroom Two:

12'7" x 9'4" (3.84m x 2.85m)

Double glazed window to front aspect, a double panelled radiator, a built in mirrored double wardrobe, power and lighting.

#### Bathroom:

6'10" x 5'5" (2.10m x 1.66m)

A white bathroom suite comprising of W.C., wash hand basin, a panelled bath with an electric shower over and glass screen, partly tiled walls, double panelled radiator, coved ceilings, tiled flooring, double glazed frosted window to rear aspect.

#### Outside:

At the front of the property, there is a gravelled off-road parking space accompanied by rendered retaining walls, double wooden gates, exterior lighting, a gravelled patio area, ample off-road parking for multiple vehicles, and side access on both sides of the bungalow leading to the rear gardens.

The rear gardens feature terraced sections that connect to woodland, a variety of shrubs and seasonal flowers, an outdoor tap, and a double power outlet. The area offers scenic views and direct access to the woodland.



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

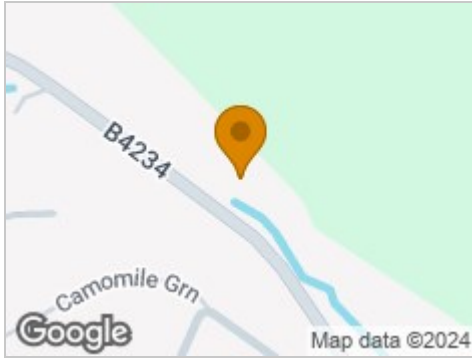
PRC Certificates – Some ex-local authority properties have been repaired in recent years using the PRC Scheme wherein a certificate has been produced by a qualified property engineer. This certificate does not imply the suitability for a mortgage approval and you must satisfy yourself of the work carried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



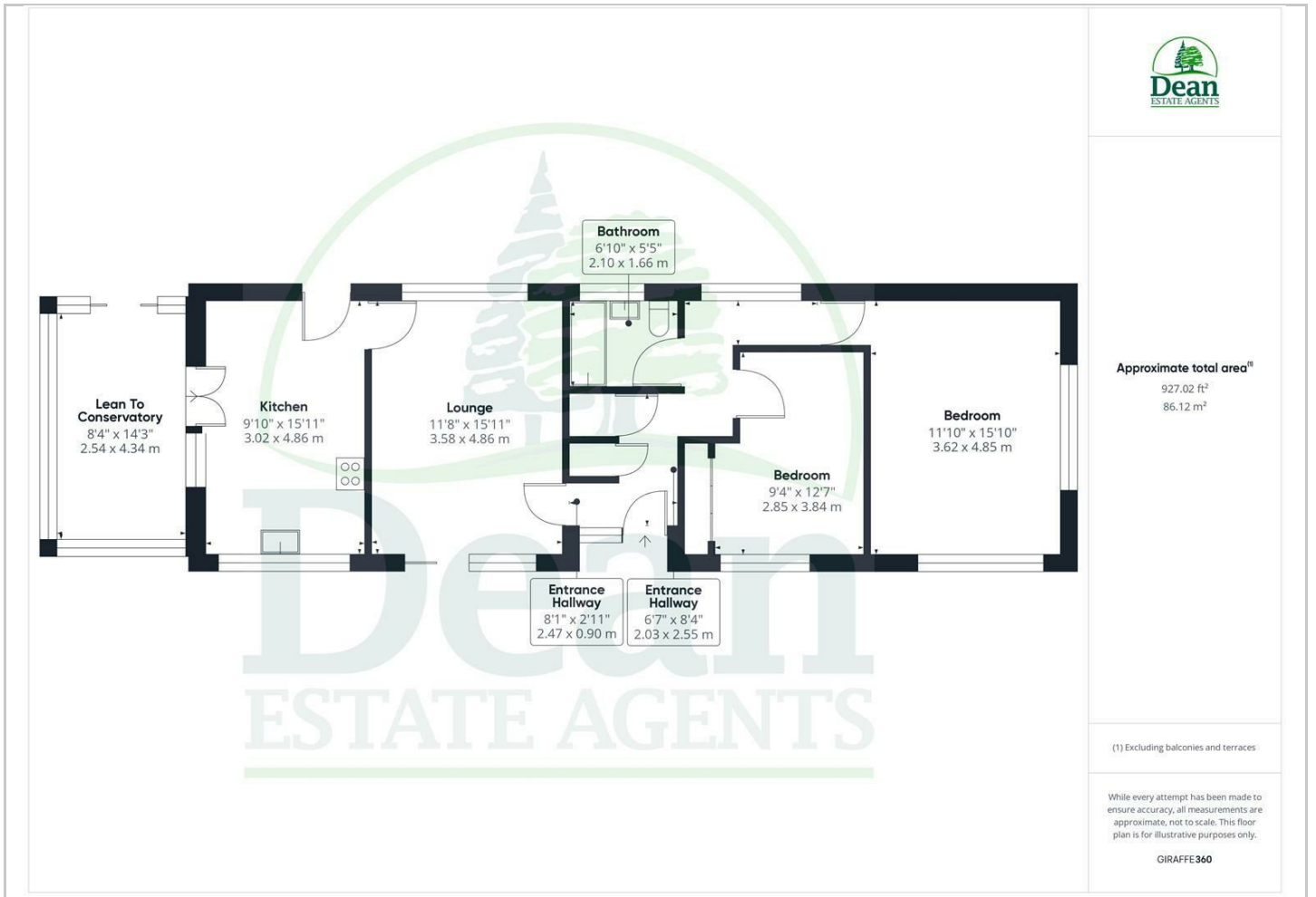
## Hybrid Map



## Terrain Map



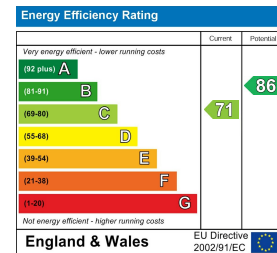
## Floor Plan



## Viewing

Please contact our Coleford Office on 01594 835751 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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