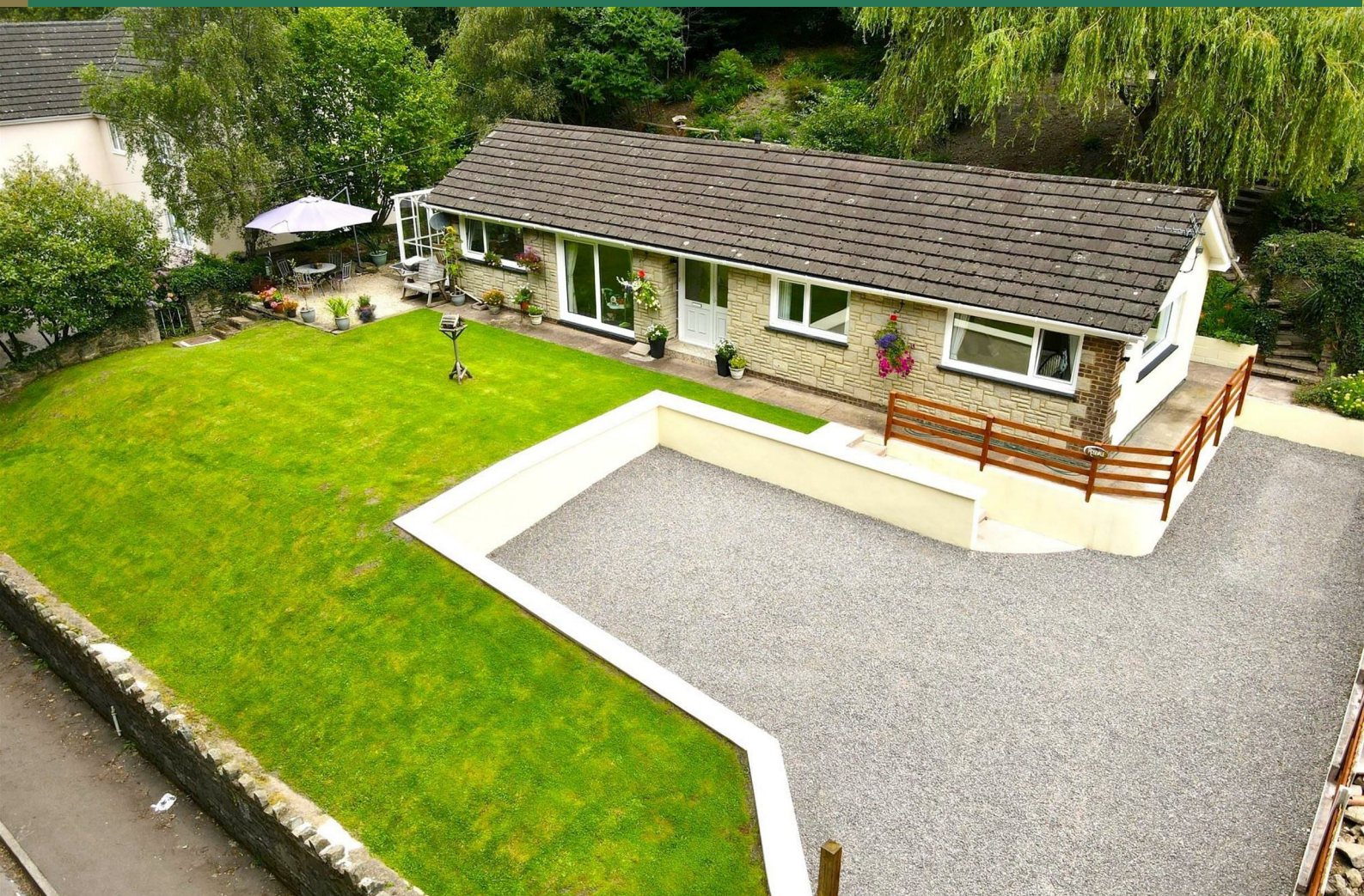
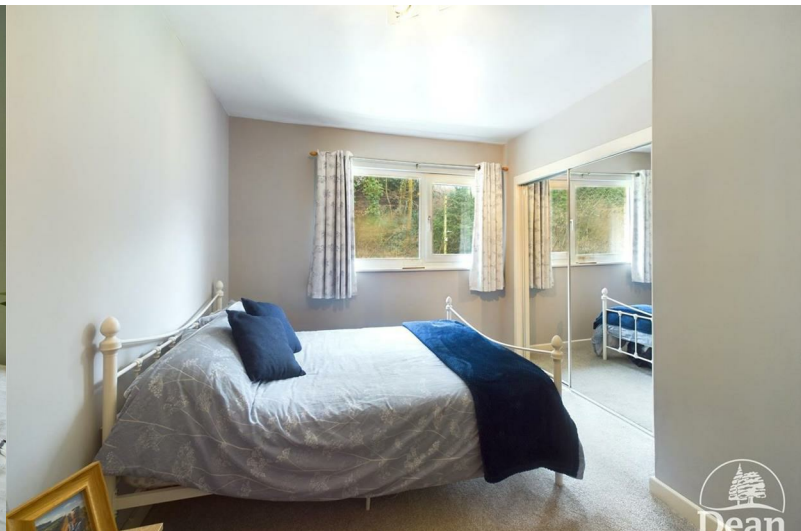




Rosevale

Upper Lydbrook, Lydbrook, GL17 9LQ

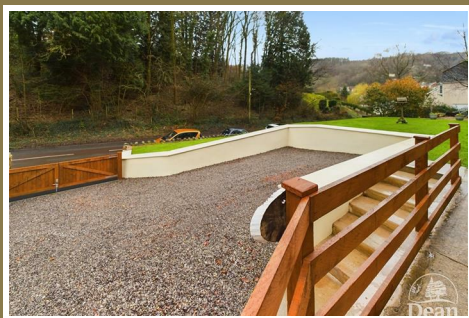
£290,000



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:

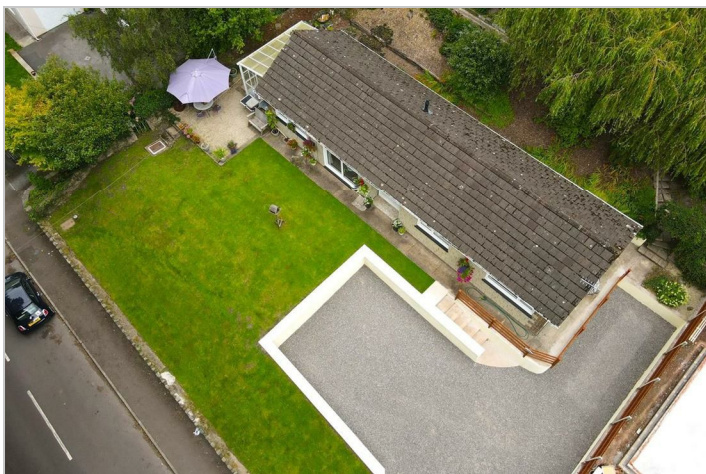
6'10" x 5'5" (2.10m x 1.66m)

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.



Consumer Notes: Dean Estate Agents Ltd have prepared the information within this website/brochure with care and co-operation from the seller. It is intended to be indicative rather than definitive, without a guarantee of accuracy. Before you act upon any information provided, we request that you satisfy yourself about the completeness, accuracy, reliability, suitability or availability with respect to the website or the information, products, services, or related graphics contained on the website for any purpose.

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

Photographs used for advertising purposes may not necessarily be the most recent photographs, although every effort is made to update photographs at the earliest opportunity. Any reliance you place on such information is therefore strictly at your own risk. All photographic images are under the ownership of Dean Estate Agents Ltd and therefore Dean Estate Agents retain the copyright. You must obtain permission from the owner of the images to reproduce them.

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



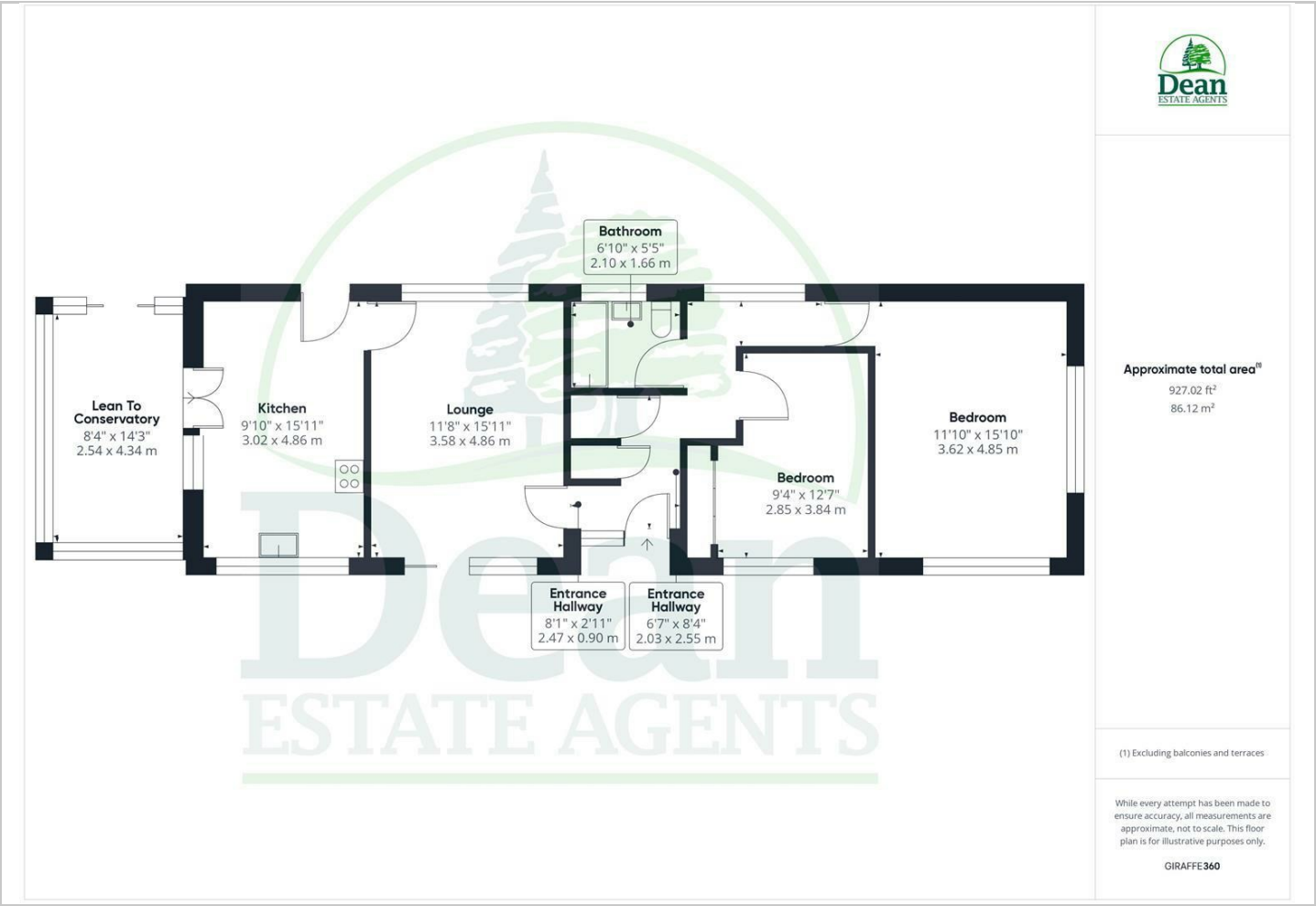
Hybrid Map



Terrain Map



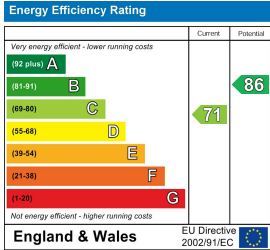
Floor Plan



Viewing

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

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.