



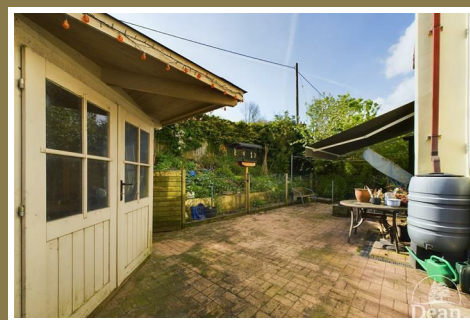
1 The Forge

Lydbrook, GL17 9PG

£260,000



VIRTUAL TOUR AVAILABLE A wonderful opportunity to purchase this well presented modern property situated in a pleasant location within the village with a lovely stream meandering through the front. The property is situated along a quiet lane just off the village road on the outskirts of Lydbrook village, there are many amenities in the village to include doctors surgery, two public houses, two takeaways and convenience shop. The property has an open plan lounge/kitchen/dining room with stairs leading to the first floor, there are two double bedrooms and bathroom. The picturesque garden is a feature of this property and there is off road parking and a car port to the front.



Approached via front door into:

Entrance Porch:

4'11" x 2'5" (1.52m x 0.76m)

Lounge:

17'0" x 14'7" (5.20m x 4.46m)

TV point, double glazed doors to rear garden, stairs to first floor, smoke alarm, double panelled radiator, power and lighting.

Kitchen/Diner:

8'7" x 14'7" (2.62m x 4.46m)

A range of base units, wall units and drawers, stainless steel one and a half bowl sink with drainer unit, combi boiler, space and plumbing for washing machine, Beko oven, space and plumbing for dishwasher, space for fridge/freezer, double glazed window to front aspect, mains consumer unit, stairs to first floor landing.

First Floor Landing:

3'10" x 6'2" (1.18m x 1.88m)

Loft access, storage cupboard, single panelled radiator, double glazed window to front aspect, smoke alarm, doors to both bedrooms and bathroom.

Bedroom One:

12'9" x 11'0" (3.89m x 3.37m)

Double glazed window to rear aspect, storage cupboards with hanging rails, power and lighting.

Bedroom Two:

11'9" x 8'0" (3.59m x 2.46m)

Double glazed window to rear aspect, single panelled radiator, power and lighting.

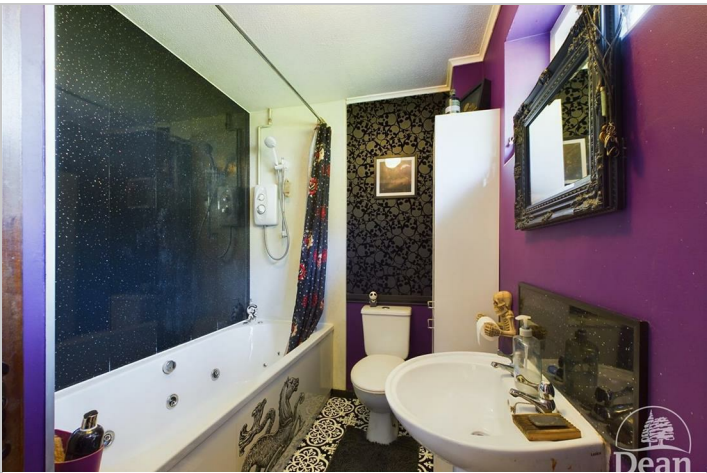
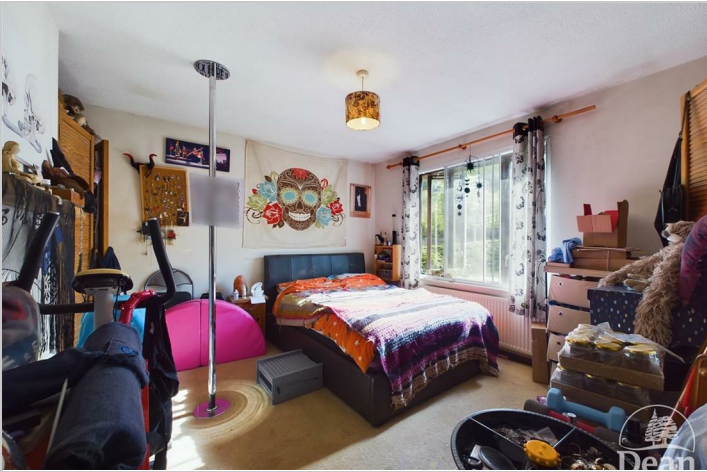
Bathroom:

8'9" x 6'5" (2.69m x 1.98m)

White panelled bath with shower over, W.C., pedestal wash hand basin, double glazed window to front aspect, double panelled radiator, extractor fan.

Outside:

To the front of the property there is a meandering stream running outside the property, there is off road parking for multiple vehicles and a car port. The rear of the property is enclosed and low maintenance with a patio area and mature borders outlining the property, there is a summerhouse in the corner.



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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



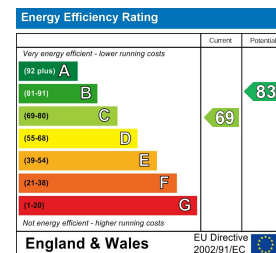
Floor Plan



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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