



## 5 Hillside Terrace

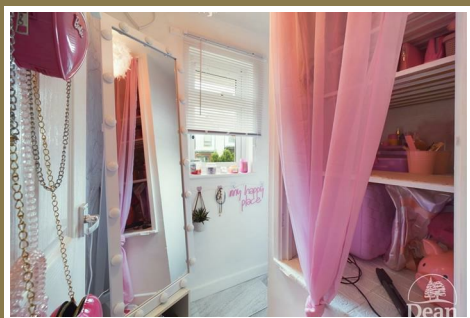
Joys Green, Lydbrook, Gloucestershire, GL17 9QZ

£199,950



**\*\*\*VIRTUAL TOUR AVAILABLE\*\*\*PERFECT FOR FIRST TIME BUYERS\*\*\*** Fantastic opportunity to purchase this spacious property sitting on a corner plot with a wraparound garden. The property has two double bedrooms with modern, good sized bathroom. Downstairs benefits from large dual aspect lounge/diner and beautifully presented kitchen. The property has a brick built storage room attached to the property and double glazing throughout.

The family home is situated in the rural village of Joys Green in the Forest of Dean. The village benefits from a large green with a park situated in the centre and woodland walks nearby. Lydbrook has many further amenities to include a public house, doctors surgery, convenience shop and takeaways.



Approached via a UPVC double glazed front door into:

#### Entrance Hallway:

7'7" x 6'2" (2.32m x 1.88m)

Radiator, doors to lounge and kitchen, stairs to first floor, lighting, smoke alarm.

#### Kitchen:

11'6" x 8'8" (3.51m x 2.66m)

A range of base, wall and drawer units, electric four ring hob, integrated oven, stainless steel sink with drainer unit, extractor hood, integrated fridge/freezer, storage cupboard, mains consumer unit, UPVC double glazed windows, radiator.

#### Lounge/Diner:

19'9" x 10'3" (6.02m x 3.13m)

Double aspect UPVC double glazed windows, BT point, radiators, power and lighting.

#### Utility Room:

8'6" x 7'7" (2.61m x 2.33m)

UPVC double glazed window and door, space and plumbing for washing machine, power and lighting.

#### First Floor Landing:

8'9" x 8'7" (2.68m x 2.62m)

UPVC double glazed window, airing cupboard, access to all bedrooms and bathroom, loft access

#### Bedroom One:

12'10" x 9'5" (3.93m x 2.89m)

UPVC double glazed windows, radiator, power and lighting.

#### Bedroom Two:

10'3" x 9'10" (3.13m x 3.02m)

UPVC double glazed windows, radiator, power and lighting.

#### Bathroom:

8'11" x 5'5" (2.72m x 1.66m)

White panelled bath, electric shower, glass shower screen, heated towel rail, pedestal wash hand basin, W.C. , partly tiled walls, UPVC double glazed window, lighting.

#### Storage Room:

4'11" x 6'2" (1.50m x 1.88m)

UPVC double glazed window, power and lighting.

#### Outside:

The property is mainly laid to lawn with a small patio to the front and pathway to the front door. The garden benefits from a range of bushes & shrubs, outside tap, space for rotary line, base for a greenhouse, you will benefit from stunning far reaching views to the rear.



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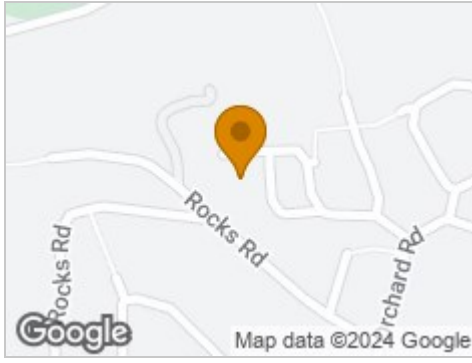
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You may also incur fees for items such as leasehold packs and, in addition, you will also need to check the remaining length of any lease before you complete a mortgage application form. Please ask a member of our team for any help required before committing to purchase a property and incurring expense.

## Road Map



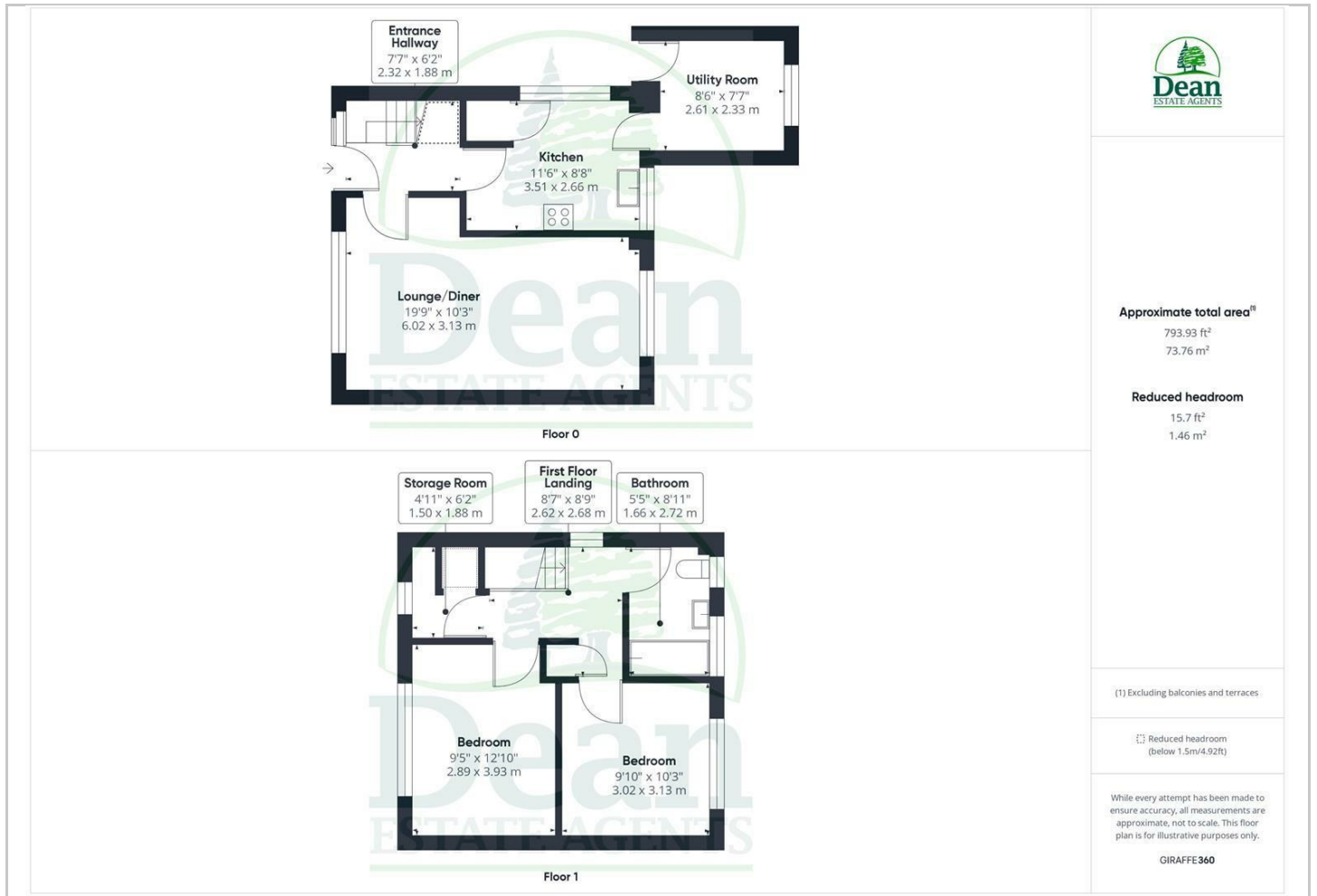
## Hybrid Map



## Terrain Map



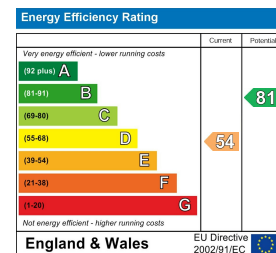
## Floor Plan



## 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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