



## 5 Hillside Terrace

Joys Green, Lydbrook, Gloucestershire, GL17 9QZ

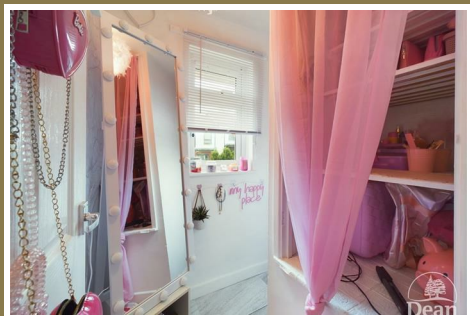
£185,000



\*\*\*VIRTUAL TOUR AVAILABLE\*\*\*PERFECT FOR FIRST TIME BUYERS\*\*\* This is a fantastic opportunity to purchase this spacious property sitting on a corner plot with a wraparound garden.

The ground floor includes a large lounge/dining room with dual aspects and a tastefully designed kitchen and a utility room. To the first floor are two generously sized double bedrooms and a modern bathroom. Additionally, there is a brick-built storage room attached to the property, and it benefits from double glazing throughout for additional storage.

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

#### Kitchen:

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

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

#### Lounge/Dining Room:

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 a 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, an 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 offers a mainly laid-out lawn garden with a small patio and pathway leading to the front door. The garden benefits from a range of mature bushes and shrubs, an outdoor tap, space for a rotary line, and a base for a greenhouse. You will benefit from stunning, far-reaching views to the rear of the property.



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## Road Map



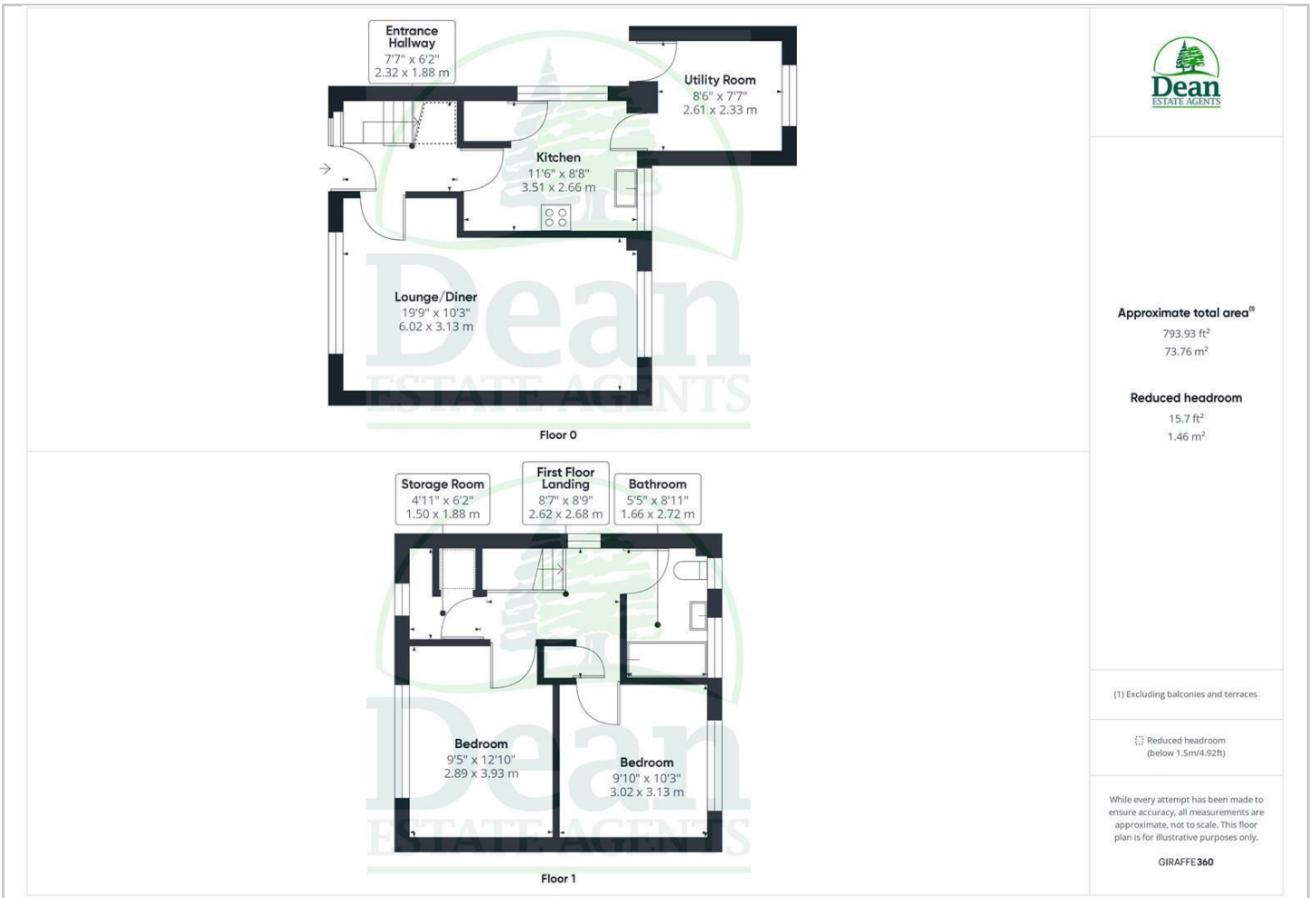
## Hybrid Map



## Terrain Map



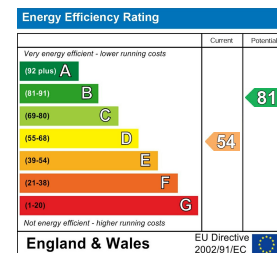
## Floor Plan



## 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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