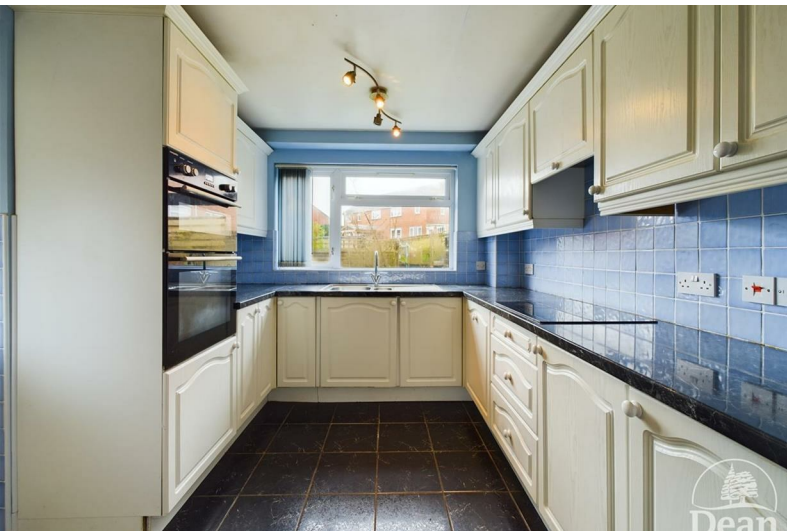




3 Valley Road

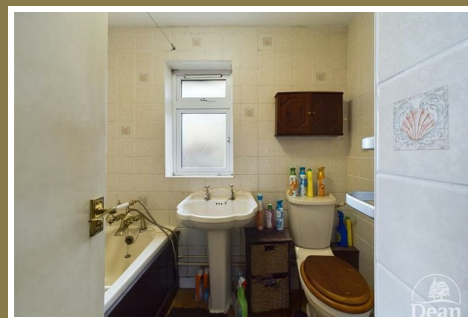
Worrall Hill, Lydbrook, Gloucestershire, GL17 9QH

£179,950



VIRTUAL TOUR AVAILABLENO ONWARD CHAIN*** Dean Estate Agents are delighted to offer this fantastic opportunity to purchase this semi-detached house with front & rear gardens, off road parking and two double bedrooms. The accommodation comprises of spacious lounge/diner, kitchen with large utility room to the side and bathroom. The property does require some updating and modernisation.

Worrall Hill is situated near to woodlands with plenty of walks nearby, there are gorgeous views all around of the surrounding forest, there is a social club & recreation ground within walking distance. The nearby village of Lydbrook has many amenities to include a convenience shop, two public houses, two takeaways and social clubs.



Approached via UPVC double glazed door into:

Entrance Hallway:

7'9" x 3'2" (2.38m x 0.99m)

Smoke alarm, radiator, power and lighting, doors to lounge & kitchen, stairs to first floor landing.

Lounge/Diner:

19'8" x 10'2" (6.00m x 3.10m)

UPVC double aspect double glazed windows, radiators, power and lighting.

Kitchen:

11'5" x 8'7" (3.49m x 2.64m)

A range of base units, wall units and drawers, one and a half bowl stainless steel sink with drainer unit, electric hob, extractor hood, double oven, integrated dishwasher, UPVC double glazed window, power and lighting, door to side utility.

Utility Room:

10'10" x 9'3" (3.32m x 2.84m)

A range of base units and drawers, UPVC double glazed windows and doors, tiled flooring, power and lighting.

First Floor Landing:

7'1" x 4'10" (2.18m x 1.49m)

UPVC double glazed window, loft access, airing cupboard, smoke alarm, power and lighting, doors to bedrooms and bathroom.

Bedroom One:

16'1" x 8'9" (4.92m x 2.69m)

UPVC double glazed windows, radiator, power and lighting.

Bedroom Two:

11'11" x 10'7" (3.65m x 3.25m)

UPVC double glazed window, radiator, power and lighting.

Bathroom:

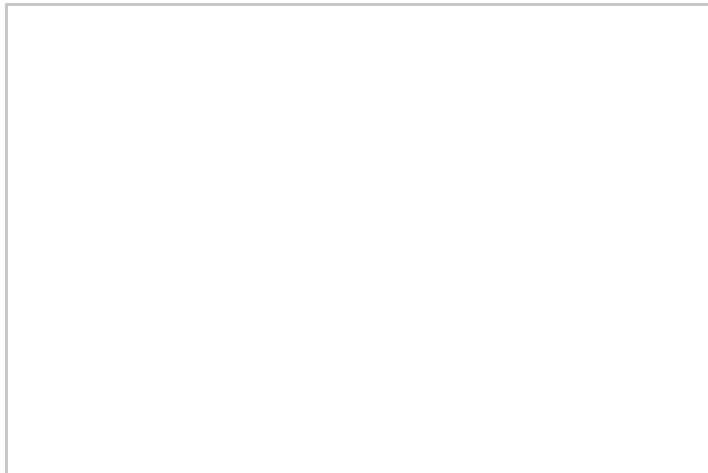
7'1" x 5'5" (2.18m x 1.67m)

Panelled bath with shower over, pedestal wash hand basin, W.C., UPVC double glazed window, fully tiled walls.

Outside:

To the front of the property there is a lawned garden enclosed with a small wall, a pedestrian gate and pathway leading to the front door.

To the rear of the property is mainly lawned with a wooden shed and small patio area.



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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



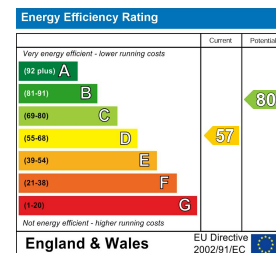
Floor Plan



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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