



Oakleigh

Worrall Hill, Lydbrook, GL17 9QD

£184,000



VIRTUAL TOUR AVAILABLE Dean Estate Agents are delighted to offer this well presented family home benefitting from two reception rooms including spacious lounge with woodburner and bay window and dining room. The large kitchen would be perfect for a family and this leads out to the rear garden with patio and lawned area. Upstairs there are three bedrooms and a bathroom. The property is PRICED TO SELL and viewings can take place now- get in touch to arrange yours.

Worrall Hill is located just on the outskirts of Lydbrook with many woodland walks nearby, a social club and a recreation ground where there is always events going on. The town of Lydbrook has many amenities to include two public houses, two takeaways, a convenience store and doctors surgery.



Approached via front door into:

Entrance Hallway:

8'6" x 2'11" (2.60m x 0.90m)

Radiator, lighting, doors to lounge and dining room.

Lounge:

12'2" x 10'7" (3.72m x 3.24m)

Bay window to front aspect with window seat, feature fireplace, power and lighting, radiator.

Dining Room:

13'1" x 12'4" (3.99m x 3.77m)

Stairs to first floor landing, door to kitchen, two radiators, power and lighting, window to side aspect.

Kitchen:

13'6" x 12'2" (4.14m x 3.72m)

A range of wall units and base units, worktops, tiled splashbacks, built-in oven, hob with extractor hood, window to side aspect, tiled flooring, power and lighting, space and plumbing for washing machine, double doors leading to garden.

First Floor Landing:

20'11" x 9'10" (6.38m x 3.00m)

Doors to all bedrooms and bathroom, lighting.

Bedroom One:

9'1" x 13'11" (2.79m x 4.25m)

Bay window to front aspect, fitted wardrobe, radiator, power and lighting.

Bedroom Two:

9'10" x 9'10" (3.02m x 3.00m)

Window to side aspect, fitted wardrobe, radiator, power and lighting.

Bedroom Three:

7'4" x 8'10" (2.25m x 2.70m)

Fitted wardrobe, window to side aspect, radiator, power and lighting.

Bathroom:

5'4" x 11'8" (1.63m x 3.56m)

Panelled bath with shower over and shower screen, wash hand basin, tiled splashbacks, low level W.C., window to rear aspect.

Outside:

The front of the property is approached

through a wooden gate with fencing enclosing the front garden. To the side there is access to the rear garden which has a terraced area perfect for seating, there are steps leading

down to a lawned area and a garden shed. The garden overlooks woodlands to the rear.



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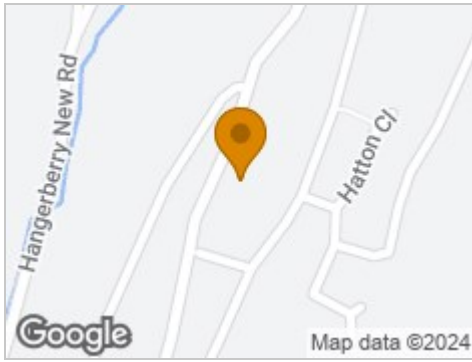
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PRC Certificates – Some ex-local authority properties have been repaired in recent years using the PRC Scheme wherein a certificate has been produced by a qualified property engineer. This certificate does not imply the suitability for a mortgage approval 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

Road Map



Hybrid Map



Terrain Map



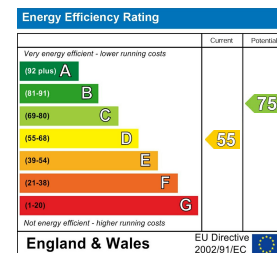
Floor Plan



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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