



## Fairview House Rocks Road

Joys Green, Lydbrook, GL17 9RG

Asking Price £250,000



\*\*\* VIRTUAL TOUR AVAILABLE \*\*\* Dean Estate Agents are pleased to offer to the market this large detached house comprising of four bedrooms, a storage-filled kitchen, a spacious lounge, off-road parking, a garage, and a possible business room with great potential.

The property benefits from a sizable laid to lawn garden, perfect for getting together with friends and family.

The home is situated in the beautiful village of Joys Green, Lydbrook in the heart of the Forest of Dean. The village benefits from a sizable green with a park in the centre and woodland walks nearby. Lydbrook has many further amenities including a public house, doctors surgery and a convenience shop.



#### Entrance Hallway:

Access to the cloakroom, kitchen, lounge, and stairs to the first floor. Door to commercial shop section.

#### Lounge:

11'8" x 11'8": (3.58 x 3.56:)

UPVC double glazed window, a radiator, power and lighting.

#### Kitchen:

20'6" x 11'9" (6.25 x 3.58)

A range of base, wall and drawer units, a sink unit, UPVC double glazed windows, a radiator, pine stable door feature, door to side garden, power and lighting.

#### Dining Room/Shop:

25'0" x 25'0" (7.62 x 7.62)

New solid door, windows, lighting and power.

#### Cloakroom:

W.C, pedestal sink unit, UPVC double glazed window, radiator, lighting.

#### First Floor Landing:

UPVC double glazed window, radiator, lighting.

#### Bedroom One:

12'10" x 11'7" (3.91 x 3.53)

UPVC double glazed window, radiator, power and lighting.

#### Bedroom Two:

11'9" x 11'9" (3.58 x 3.58)

UPVC double glazed window, radiator, power and lighting.

#### Bedroom Three:

11'9" x 11'9" (3.58 x 3.58)

UPVC double glazed window, radiator, power and lighting.

#### Bedroom Four:

12'0" x 9'4" (3.66 x 2.84)

UPVC double glazed window, radiator, power and lighting.

#### Shower Room:

Walk in shower, tiled shower section, W.C, pedestal sink unit, modern wall radiator, UPVC double glazed window, lighting.

#### Garage:

Up and over door.

#### Outside:

There is off-road parking for several vehicles to the front of the property, as well as a footpath with railings.

To the rear of the property is a broad laid to lawn area with a variety of lovely trees and a garden shed.





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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



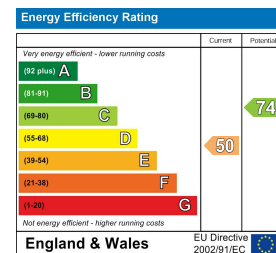
## Floor Plan



## 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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