



23 Council Villas

Worrall Hill, Lydbrook, GL17 9QE

£230,000



*****VIRTUAL TOUR AVAILABLE***** Dean Estate Agents are delighted to bring to the market this immaculately presented three bedroom semi-detached property, with direct access into the woodlands. This property offers a fantastic sized, open plan living space benefiting from a wood burner, perfect for entertaining! Upstairs you will find two double bedrooms and the third bedroom perfect for a dressing room/office space, you will also find a modern bathroom with floor to ceiling tiles. Outside you will find a large laid to lawn garden and patio area great for entertaining friends and family.

With 23 Council Villas being situated in Worrall Hill there are a variety of local amenities close by such as, a petrol garage with a shop inside, a primary school, a free house within the town of Lydbrook and much more! There are fantastic bus links within Worrall Hill, taking you around the Forest of Dean, into Gloucester and even into Wales!



Entrance Hallway:

6'11" x 3'2" (2.12 x 0.97)

Doors to the lounge and kitchen, stairs to the first floor landing. Double panelled radiator, power and lighting.

Lounge/Diner:

19'9" x 9'3" (6.03 x 2.84)

Triple glazed UPVC window to front aspect, two double panelled radiators, a wood burning stove, BT point, double glazed UPVC French doors to the rear garden, arch way to kitchen. Power and lighting.

Kitchen:

8'10" x 6'10" (2.71 x 2.10)

A range of eye level and base units, space for a washing machine and fridge freezer, an electric hob with an electric oven underneath, extractor hood above. Kitchen sink with integrated drainer unit, triple glazed UPVC window to rear aspect, double panelled radiator. Boiler, consumer unit and door to side storage room.

Side Porch:

Door leading to rear garden, another door leading to the front of the property.

First Floor Landing:

4'8" x 6'7" (1.44 x 2.03)

Loft hatch, doors to the bedrooms and bathroom, storage cupboard.

Bedroom One:

10'4" x 10'7" (3.16 x 3.23)

Double panelled radiator, triple glazed UPVC window to rear aspect, power and lighting.

Bedroom Two:

9'3" x 9'8" (2.83 x 2.96)

Triple glazed UPVC window to front aspect, double panelled radiator, power and lighting.

Bedroom Three:

5'0" x 7'4" (1.54 x 2.26)

Power and lighting, triple glazed UPVC window to front aspect.

Bathroom:

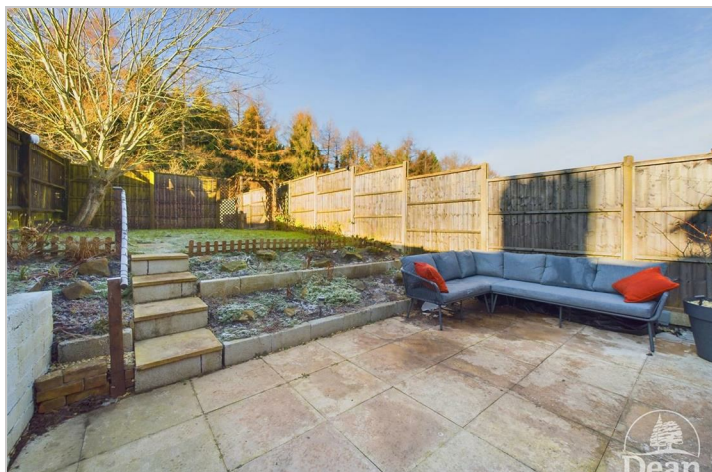
5'6" x 6'8" (1.70 x 2.05)

Floor to ceiling tiles, triple glazed UPVC frosted window, shower over the bath, rainfall shower head. W.C, wash hand basin with storage below, extractor fan.

Outside:

As you approach the garden you are met with a large, private patio area which is suitable for entertaining friends and family. Beyond this you will find a few steps leading you to the upper garden with a laid to lawn section. Through the archway, you will find a large pebbled area with a storage shed and gate to the woodland.

You have vehicular access on the Forestry Track around the rear of the property, and there is potential for off road parking.



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Tenanted Property – we are not always able to show the most recent condition of a property due to tenants' privacy and we may choose to show the photographs of the property when it was last vacant to at least allow clients some idea of the internal condition. Therefore, we would of course, urge you to view before making any decisions to purchase or rent the property and before any costs.

Energy Performance Certificates are supplied to us via a third party and we do not accept responsibility for the content within such reports.

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

Floor 0

Floor 1

Approximate total area¹⁸
672.42 ft²
62.47 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

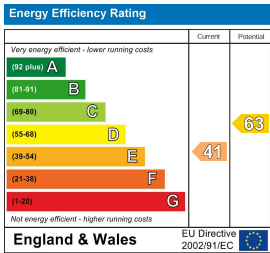
Calculations are based on RICS IPMS 3C standard.

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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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