



59 Greenfield Road

Joys Green, Lydbrook, Gloucestershire, GL17 9RB

£225,000



VIRTUAL TOUR AVAILABLENO ONWARD CHAIN***Dean Estate Agents are delighted to offer to the market this property on a fantastic plot in a village location at the end of a cul de sac with gorgeous woodland views. First time on the market since being built this semi-detached family home does require some modernisation and comprises of two reception rooms with dual aspect lounge and dining room, kitchen, three sizeable bedrooms, shower room and separate W.C. upstairs. The wraparound garden is mainly laid to lawn with a patio area with space for seating, the property has beautiful views to the rear and off road parking.

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 double glazed front door into:

Entrance Hallway:

4'4" x 3'0" (1.34m x 0.92m)

Doors to lounge & dining room, stairs to first floor landing, thermostat, lighting.

Lounge:

17'7" x 9'0" (5.36m x 2.75m)

Double glazed window to front aspect, double glazed door to rear garden, two double panelled radiators, electric fire with wooden mantle, wall lighting, power & lighting, door to rear hallway.

Dining Room:

11'1" x 10'1" (3.39m x 3.09m)

Double glazed window to side aspect, double glazed window to front aspect, smoke alarm, TV point, power & lighting, storage cupboard, doorway to kitchen.

Kitchen:

11'11" x 6'0" (3.64m x 1.85m)

A range of base units, wall units and drawers, worktop, four ring hob, one and a half stainless steel sink with drainer unit, tiled splashbacks, wall mounted oil fired boiler, extractor fan, space for undercounter fridge & freezer, space & plumbing

for washing machine, double glazed window to rear aspect, double panelled radiator, power & lighting, archway leading to rear hallway.

Rear Hallway:

5'7" x 2'11" (1.71m x 0.90m)

Lighting, double glazed door to rear garden.

First Floor Landing:

10'9" x 2'10" (3.29m x 0.87m)

Loft access, smoke alarm, doors to all bedrooms, shower room & W.C., single panelled radiator, double glazed window to rear aspect, power & lighting.

Bedroom One:

11'10" x 9'8" (3.62m x 2.97m)

Fitted wardrobes, single panelled radiator, double glazed window to front aspect, power & lighting.

Bedroom Two:

11'1" x 9'8" (3.40m x 2.95m)

Double glazed window to front aspect, single panelled radiator, power & lighting.

Bedroom Three:

8'2" x 7'7" (2.50m x 2.33m)

Double glazed window to rear aspect, single panelled radiator, power & lighting.

Shower Room:

5'5" x 5'2" (1.67m x 1.60m)

Quadrant shower cubicle with shower unit, vanity wash hand basin, towel rail radiator, double glazed frosted window to rear aspect, fitted cupboard with mirror door, lighting.

W.C.:

4'11" x 2'7" (1.52m x 0.79m)

W.C., double glazed frosted window to rear aspect, lighting.

Outside:

The property is accessed via a pedestrian wooden gate with steps and pathway leading to the front door, the front garden is well maintained with some flower borders and lawn, there is a large side garden mainly laid to lawn leading to the rear garden with more lawned garden, some pretty flower borders, a patio area with space for seating, a garden shed for storage and a greenhouse. There are some lovely woodland views to the rear and off road parking at the front of the property.



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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



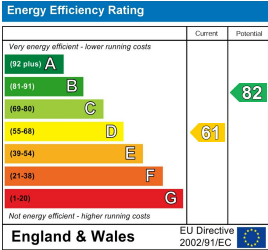
Floor Plan



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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