



## 7 Ridge Place

Worrall Hill, Lydbrook, GL17 9QQ

£270,000





\*\*\*VIRTUAL TOUR AVAILABLE\*\*\* Dean Estate Agents are delighted to offer to the market this beautifully presented, modern family home with a spacious kitchen/dining room, bright and airy lounge with French doors leading to the rear garden, three good sized bedrooms, a newly renovated modern bathroom and a large landscaped garden to the rear, offering stunning views and a large workshop.

Ridge Place is situated in Worrall Hill where you will find fantastic woodland walks on your doorstep. You are just a short drive away from the village of Lydbrook where you will find a free house, convenience store, great bus links, schools and much more.



Approached via UPVC double glazed front door into:

**Entrance Porch:**  
6'0" x 3'5" (1.83m x 1.06m)  
Door into entrance hallway.

**Entrance Hallway:**  
7'8" x 3'4" (2.34m x 1.02m)  
Radiator, door to lounge & kitchen/diner, stairs to first floor landing, power & lighting.

**Lounge:**  
19'7" x 10'1" (5.99m x 3.09m)  
Double glazed UPVC window to front aspect, double panelled radiator, double glazed UPVC double patio doors to rear garden, media wall with TV & electric fireplace, power & lighting.

**Kitchen/Dining Room:**  
15'9" x 11'8" (4.81m x 3.56m)  
A range of eye level and base units with under cabinet lighting, space for fridge/freezer, space & plumbing for washing machine & dishwasher, one & a half sink with mixer tap & integrated drainer unit, electric hob & oven with extractor fan, double glazed UPVC windows, UPVC door to rear garden, power & lighting, double panelled radiator.

**First Floor Landing:**  
7'3" x 5'0" (2.21m x 1.53m)  
Doors to bedrooms and bathroom, loft access, power & lighting, storage cupboard.

**Bedroom One:**  
14'2" x 8'11" (4.34m x 2.73m)  
Built in wardrobes, power & lighting, two double glazed UPVC windows to front aspect, double panelled radiator.

**Bedroom Two:**  
11'3" x 10'8" (3.43m x 3.26m)  
Double glazed UPVC window to rear aspect, double panelled radiator, power & lighting.

**Bedroom Three:**  
15'1" x 5'11" (4.61m x 1.82m)  
Dual aspect double glazed UPVC windows, power & lighting, double panelled radiators.

**Bathroom:**  
7'10" x 5'5" (2.41m x 1.67m)  
Double glazed frosted window, P shaped bath with rainfall shower head above, W.C., heated towel rail, hand wash basin with storage beneath, lighting.

**Outside:**  
To the front of the property, one will find a lawned garden, pathway to the entrance porch and a side path leading to the rear gardens.

The rear gardens host a large Indian Sandstone patio area with views across the surrounding area; outside light and tap, steps down to the lawns with fenced boundaries and a large wooden workshop with power and lighting.



Consumer Notes: Dean Estate Agents Ltd have prepared the information within this website/brochure with care and co-operation from the seller. It is intended to be indicative rather than definitive, without a guarantee of accuracy. Before you act upon any information provided, we request that you satisfy yourself about the completeness, accuracy, reliability, suitability or availability with respect to the website or the information, products, services, or related graphics contained on the website for any purpose.

These details do not constitute any part of any Offer, Contract or Tenancy Agreement.

Photographs used for advertising purposes may not necessarily be the most recent photographs, although every effort is made to update photographs at the earliest opportunity. Any reliance you place on such information is therefore strictly at your own risk. All photographic images are under the ownership of Dean Estate Agents Ltd and therefore Dean Estate Agents retain the copyright. You must obtain permission from the owner of the images to reproduce them.

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



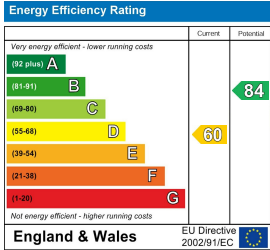
Floor Plan



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

