



Trivett Hicks



BRITISH
PROPERTY
AWARDS

2022



GOLD WINNER

ESTATE AGENT
IN ROSS-ON-WYE



West View Church Hill, Lydbrook, GL17 9SW

£199,950



West View Church Hill, Lydbrook, GL17 9SW

A period semi-detached house which has been in the same family for many years. The property offers the opportunity for some modernisation as well as the scope to extend, subject to any consents which might be required. Presently the accommodation provides two reception rooms, a kitchen, rear hall and bathroom on the ground floor, as well as two bedrooms, one being accessed via the other, on the first floor. Outside the cottage features delightful gardens to the front where there is a lovely outlook to the south-west across the neighbouring Lydbrook valley. To the rear of the property is a sizeable area of ground which is currently not landscaped but offers the opportunity to create additional garden space.

uPVC double glazed door to:

Living Room 13'0" x 9'7" (3.95m x 2.93m)

UPVC double glazed window to front, fireplace, power points, light, stairs to first floor, opening to:

Dining Room 12'0" x 8'0" (3.67m x 2.44m)

Power points, light, uPVC double glazed door to front, glazed door to:

Kitchen 10'11" x 8'11" (3.34m x 2.73m)

Fitted with a range of base and eye level units with worktop space over, stainless steel sink unit, plumbing for washing machine, space for fridge/freezer, space for cooker, window to rear, power points, light, wall mounted electric water heater. Door to:

Rear Hall

Door to rear and Folding door to:

Bathroom

With wash hand basin, shower cubicle with electric shower over, low-level WC, extractor fan, frosted window to rear, heated towel rail.

Landing

Door to:

Bedroom 1 12'10" x 9'9" (3.92m x 2.97m)

UPVC double glazed window to front, power points, light, double door to overstairs wardrobe, door to:

Bedroom 2 12'2" x 7'10" (3.71m x 2.40m)

UPVC double glazed window to front, power points, light.





Outside

To the front of the property is an attractive garden which takes advantage of the outlook towards the south-west across the neighbouring valley. The initial approach to the property is across what we understand to be Forestry Commission land where an entrance gate provides access to a path which leads alongside the lawned garden to a paved patio in front of the property. To the side of the path is a pair of garden store sheds alongside which is a path which leads to the rear of the property where the land is currently uncultivated but offers the potential to create additional garden area.

INDEPENDENT FINANCIAL ADVICE

We are able to arrange a no obligation introduction to a mortgage advisor who specialises in various areas of financial planning, including mortgages.

LOCAL AUTHORITY & CHARGES

Forest of Dean District Council, 01594 810000. Band B, £1,757.44 (2025/26)

MONEY LAUNDERING REGULATIONS

To comply with money laundering regulations, prospective purchasers will be asked to produce photographic identification documentation and proof of funds at the time of making an offer. We ask for your cooperation in order that there is no delay in agreeing the sale.

N.B.

These particulars do not constitute part or all of an offer or contract. All information contained within these particulars is given in good faith but should not be relied upon as being a statement or representation of fact. While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. None of the services or appliances mentioned in this brochure have been tested. We would recommend that prospective purchasers satisfy themselves as to their condition, efficiency and suitability before finalising their offer to purchase. All measurements are approximate and as such should be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. Any movable contents, fixtures and fittings, (whether wired or not) referred to in these property particulars (including any shown in the photographs) are, unless the particulars say otherwise, excluded from the sale. It should not be assumed that the property has all necessary planning, building regulation or other consents and these matters must be verified by an intending purchaser. Trivett Hicks has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. All statements contained in these particulars as to this property are made without responsibility on the part of Trivett Hicks, or the vendors or lessors.

SERVICES

Mains water and electricity are believed to be connected to the property. Shared septic tank drainage, located in the neighbouring garden.

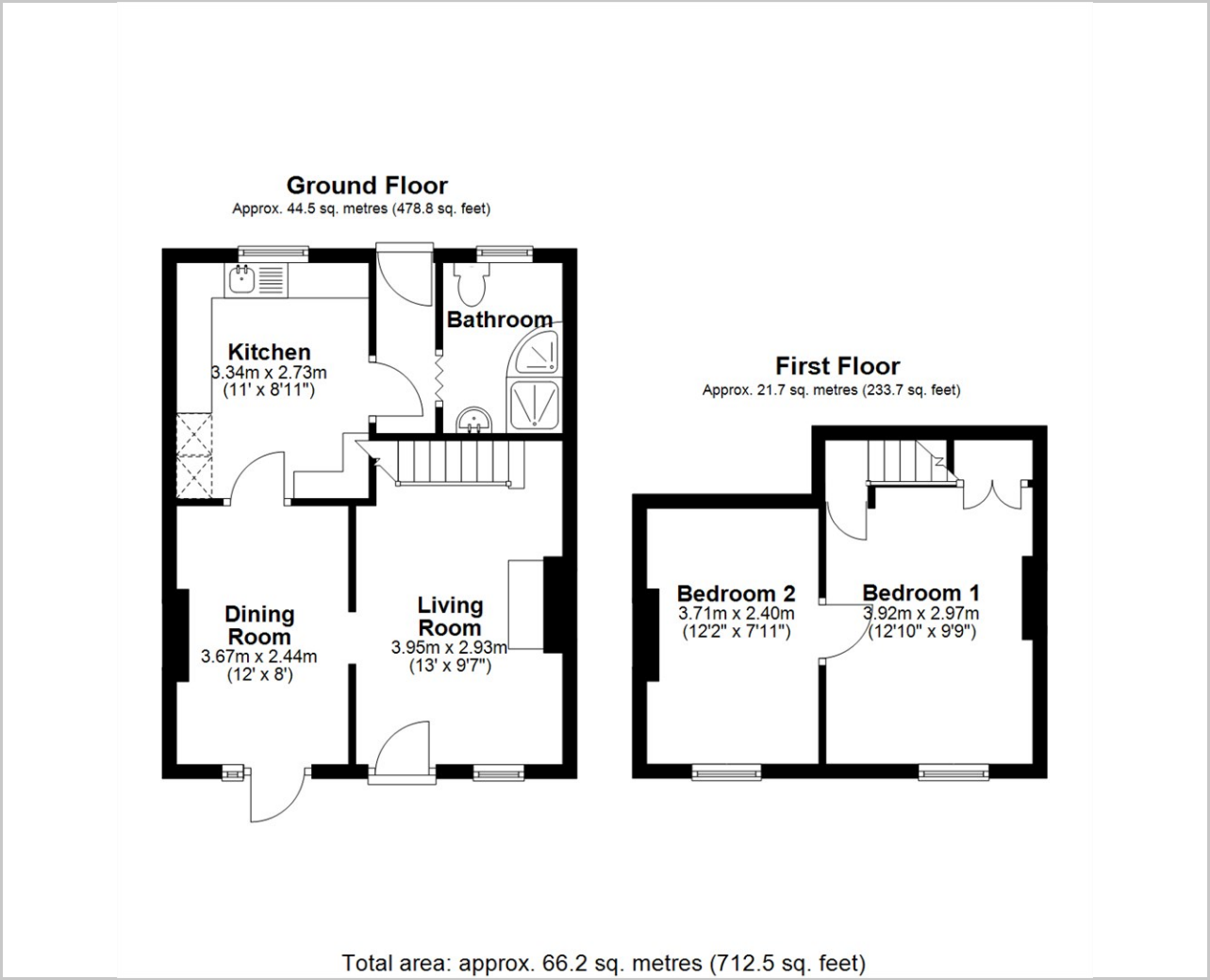
TENURE

Freehold

VIEWING ARRANGEMENTS

Strictly by arrangement with the Selling Agents, Trivett Hicks, 53 Broad Street, Ross-on-Wye. Tel: (01989) 768666.

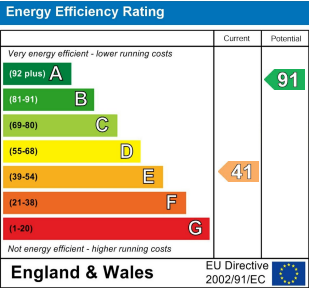
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Trivett Hicks (Ross-On-Wye) Office on 01989 768666 if you wish to arrange a viewing appointment for this property or require further information.

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.



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**RELAX,
YOU ARE IN
SAFE HANDS**

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