



# YORKLEY WOOD

**Guide price £250,000**



# THE LAURELS

Yorkley Wood, Yorkley, Lydney, Gloucestershire GL15 4TU



Two bedroom detached cottage  
Plenty of potential  
No onward chain

The village of Yorkley benefits from a local Shop, Post Office, Doctors Surgery, Primary School, two Public Houses and woodland walks. Lydney town (approx. 3 miles away) offers a wide range of facilities including a variety of Shops, Banks, Building Societies and Supermarkets, as well as a Sports Centre, Golf course, Hospital, Doctors Surgeries, Train Station, Primary and Secondary Schools.

A wider range of facilities are also available throughout the Forest of Dean including an abundance of woodland and river walks. The Severn crossings and M4 towards London, Bristol and Cardiff are easily reached from this area along with the cities of Gloucester and Cheltenham for access onto the M5 and the Midlands.

## LOUNGE (3.88m x 2.94m) ((12'9" x 9'8"))

Window to front, living flame gas fire with back boiler (not tested) in tiled surround, radiator, doors to Kitchen and inner Hall.

## DINING ROOM (3.88m x 2.94m) ((12'9" x 9'8"))

Window to front, radiator, wood burner in brick surround.

## KITCHEN (2.87m x 2.39m) ((9'5" x 7'10"))

Fitted with a range of base and eye level units, radiator, sink unit, window to side, doors to Conservatory and Shower room.

## SHOWER ROOM

a modern suite comprising WC, wash hand basin, large walkin shower cubicle with electric shower, window to rear, radiator.

## CONSERVATORY (2.51m x 1.80m) ((8'3" x 5'11"))

Fully glazed, door to front.

## BEDROOM ONE (3.88m x 2.94m) ((12'9" x 9'8"))

Window to front, radiator, built in wardrobes.

## BEDROOM TWO (3.88m x 2.94m) ((12'9" x 9'8"))

Window to front, radiator.

Guide price  
£250,000



### KEY FEATURES

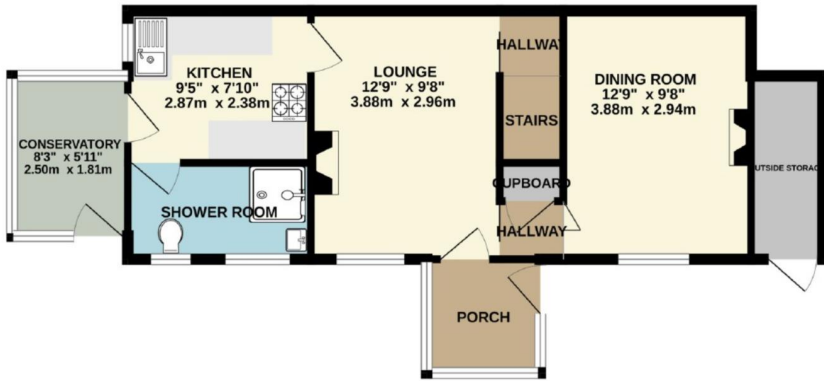
- Two bedroom detached cottage
- Plenty of potential
- No onward chain
- Sought after location
- Far reaching views
- Enclosed garden with outbuildings



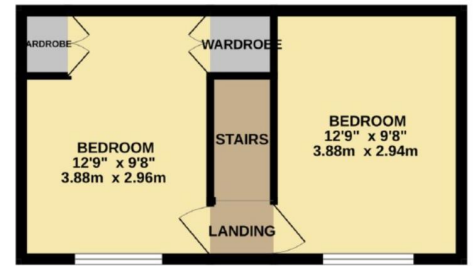
To the front off road parking for two vehicles (potential for further off road parking subject to the necessary consent), enclosed lawned gardens lying to the side and rear, well stocked shrub borders, LPG gas tank, workshop/outbuilding.



GROUND FLOOR  
519 sq.ft. (48.2 sq.m.) approx.



1ST FLOOR  
288 sq.ft. (26.8 sq.m.) approx.



TOTAL FLOOR AREA : 807 sq.ft. (75.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## DIRECTIONS

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## INFORMATION

Postcode: GL15 4TU  
Tenure: Freehold  
Tax Band: D  
Heating: Gas LPG  
Drainage: Mains  
EPC: G

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		65
(39-54)	E		
(21-38)	F		
(1-20)	G	1	
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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