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PROPERTIES
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3 Pinedale, Woolaston, GL15 6PQ

Offers Over £315,000



FREEHOLD

Offers Over £315,000

A WELL PRESENTED AND FLEXIBLY PLANNED THREE BEDROOM DETACHED BUNGALOW WITH CONSERVATORY EXTENSION. SITUATED IN A QUIET CUL-DE-SAC ON THE EDGE OF THIS POPULAR VILLAGE WITH EASY ACCESS TO CHEPSTOW AND THE SEVERN BRIDGE. VIEWING HIGHLY RECOMMENDED.

Property Description

The popular village of Netherend/Woolaston benefits from a village shop, primary school, playing fields, public houses and countryside walks. Lydney town (approx. 4 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.

ENTRANCE PORCH: to

ENTRANCE HALL: telephone point.

LOUNGE: 18' 3" x 12' 5" (5.56m x 3.78m), feature fireplace with inset wood burner, power points, radiator, window and patio doors to

CONSERVATORY: 19' 1" x 8' 10" (5.81m x 2.69m), power points, radiator, part glazed with patio doors to side.

KITCHEN: 11' 10" x 9' 2" (3.60m x 2.79m), fitted with a range of base and eye level units, space for cooker, fridge/freezer and washing machine, single drainer sink unit, power points, window to rear, door to side, built-in cupboard.

BEDROOM ONE: 12' 11" x 12' 4" (3.93m x 3.76m), radiator, power points, window to front.

BEDROOM TWO: 16' 8" x 7' 5" (5.08m x 2.26m), radiator, power points, window to front.

BEDROOM THREE: 12' 9" x 6' 0" (3.88m x 1.83m), power points, radiator, window to front.

BATHROOM: white suite comprising of a corner bath with shower attachment over, pedestal wash hand basin, wall mounted heated towel rail, window to side, airing cupboard.

CLOARKOOM: close coupled WC, radiator, wash hand basin, window to side.

OUTSIDE: to the front off road parking for several motor vehicles. To the rear a sunny aspect landscaped ornamental garden with garden shed, raised decking/entertaining area, outside light and water.

SERVICES: Mains water, electricity and drainage. **THE SERVICES AND CENTRAL HEATING SYSTEM, WHERE APPLICABLE, HAVE NOT BEEN TESTED.**

VIEWING: BY APPOINTMENT WITH THE OWNERS SOLE AGENTS.

OUTGOINGS: COUNCIL TAX BAND 'C'.



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TOTAL APPROX. FLOOR AREA 967 SQ.FT. (89.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

IMPORTANT INFORMATION. These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. We have not tested any fittings, appliances or services within the property and cannot verify them to be in working order or within the vendors ownership. No guarantee can be given with regards to planning consents or fitness for purpose or building regulations relating to the property. Items shown in photographs are NOT necessarily included. Interested parties are advised to check availability and make an appointment to view before travelling to see a property. Intended purchasers should make appropriate enquiries through their own solicitors and surveyors etc. prior to exchange of contracts.

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