



The logo for Toombs & Toombs Properties, featuring a stylized house icon above the text. The text 'TOOMBS & TOOMBS' is in a large, bold, serif font, with '&' in a smaller font. Below it, 'PROPERTIES' is in a smaller, sans-serif font, and 'experts in property since 1982' is in an even smaller font.

**TOOMBS
& TOOMBS**
PROPERTIES
experts in property since 1982

Severn View, Yorkley Slade, Yorkley, GL15 4SB

Guide Price £375,000



FREEHOLD

Guide Price £375,000

SITUATED ON THE EDGE OF THE POPULAR VILLAGE OF YORKLEY OPPOSITE OPEN WOODLAND WALKS THIS DETACHED MODERN THREE BEDROOM HOUSE

Property Description

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.

ENTRANCE HALL: glazed door and window to side, stairs off, understairs cupboard.

LOUNGE: 16' 9" x 12' 3" (5.10m x 3.73m) picture windows to front, radiators.

DINING ROOM: 9' 11" x 8' 10" (3.02m x 2.69m), window to rear with garden view, radiator, access to

KITCHEN: 9' 11" x 8' 0" (3.02m x 2.44m) window to rear with view, fitted with a range of modern base storage units, worktop space, tiled splashbacks, electric cooker point, sink unit, door to side.

CLOAKROOM (OFF ENTRANCE HALL): with WC, wash hand basin, window to side.

STAIRS TO FIRST FLOOR LANDING: loft access, airing cupboard, window to side.

BEDROOM ONE: 12' 3" x 10' 0" (3.73m x 3.05m) window to front, radiator.

BEDROOM TWO: 9' 11" x 8' 0" (3.02m x 2.44m) window to rear with view, radiator, built-in wardrobe.

BEDROOM THREE: 9' 11" x 8' 10" (3.02m x 2.69m) window to rear with view, radiator.

BATHROOM: spacious with panelled bath with shower attachment, WC, wash hand basin, tiled splashbacks, window to side.

OUTSIDE: to the front a long drive and parking area with room for several motor vehicles or small boat/caravan/motorhome, lawn, pathway to the rear with outside lighting and water supply, raised patio, flower beds, large level lawn, Summerhouse, well bounded.

GARAGE: 15' 5" x 8' 5" (4.70m x 2.56m) up and over door to front, window to rear.

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

VIEWING: BY APPOINTMENT WITH THE OWNERS SOLE AGENTS.

OUTGOINGS: COUNCIL TAX BAND 'D'.



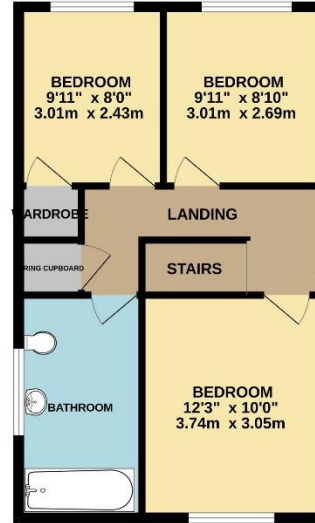
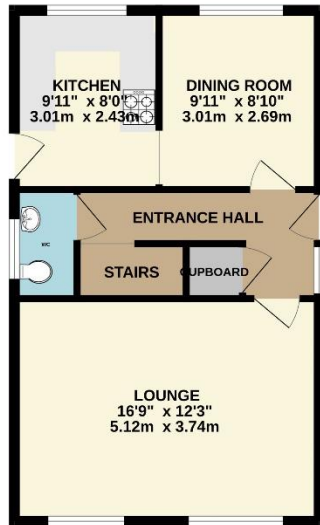
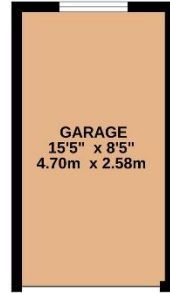
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GROUND FLOOR
603 sq.ft. (56.0 sq.m.) approx.

1ST FLOOR
473 sq.ft. (43.9 sq.m.) approx.



TOTAL FLOOR AREA : 1076 sq.ft. (99.9 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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Score	Energy rating	Current	Potential
92+	A		104 A
81-91	B		
69-80	C		
55-68	D	61 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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