



## 2 Elm Court

Woolaston, Gloucestershire, GL15 6PG

Open To Offers £299,950



Nestled in the tranquil cul-de-sac of Elm Court, Woolaston, this superb detached bungalow offers a perfect blend of comfort and convenience. The property boasts ample parking for up to three vehicles, along with a garage, making it a practical choice for those with multiple cars or hobbies requiring additional storage.

Set in a charming village location, residents can enjoy the serenity of rural life while still being within easy reach of local amenities. The enclosed rear garden offers a private outdoor space, perfect for gardening enthusiasts or simply enjoying the fresh air.

With no onward chain, this property presents a seamless opportunity for prospective buyers to move in without delay. Embrace the peaceful lifestyle this property has to offer, and make it your own.

Woolaston has a village shop within a 5 minute walk from this property, it also has two village pubs, village community hall, excellent primary school, many country walks and is only a 10 minute drive to Lydney which benefits from having a Train Station & all main facilities, Shops and Supermarkets, Banks, Restaurants and Public Houses, Sports Centre, Doctors Surgeries and Hospital, Golf Course. Chepstow is only a 10 minute drive offering all main facilities, including Train Station, Supermarkets, etc.



#### Entrance Porch:

1.6m x 0.71m

Enclosed entrance porch, door to:

#### Entrance Hallway:

Having wooden flooring, two ceiling lights, radiator power and telephone points, doors to kitchen, lounge dining room, bedrooms one, two, three and bathroom. Airing cupboard with radiator and slatted wooden shelving.

#### Kitchen:

11'6" x 7'8" (3.51m x 2.36m)

Ceramic tiled floor, a range of matching wall, base and drawer units, integrated fridge and freezer, four burner gas hob, double eye level electric oven and grill, single bowl sink and drainer, tiled splashback, ceiling light, power points, window with front aspect and door leading to integral garage with utility area..

#### Lounge/Diner:

6.58m x 4.06m

Fitted carpet, feature fireplace with electric fire, sliding patio door to rear garden and raised patio area, rear window, two ceiling lights, radiator, power and TV point.

#### Bedroom One:

11'6" x 10'4" (3.51m x 3.15m)

Matching wardrobes, dressing table and bedside cabinets, fitted carpet, window to rear, radiator, ceiling light and power points.

#### Bedroom Two:

13'5" x 8'11" (4.11m x 2.72m)

Fitted carpet, window to rear, radiator, ceiling light and power points.

#### Bedroom Three:

8'7" x 7'1" (2.64m x 2.16m)

Built-in double wardrobe, fitted carpet, window to front, radiator, ceiling light and power points.

#### Bathroom:

9'10" x 5'6" (3m x 1.68m)

Vanity unit wash basin with storage under, low level WC, corner bath with glass shower screen, mains shower and Mira electric shower, tiled splash back, two radiators, tiled floor, ceiling light and two windows to front.

#### Integral Garage:

15'7" x 8'0" (4.75m x 2.44m)

Electric roller shutter door, pedestal basin,

plumbing for washing machine, power points and lighting, wall mounted LPG gas boiler, boiler and door leading to side porch.

### Side Porch:

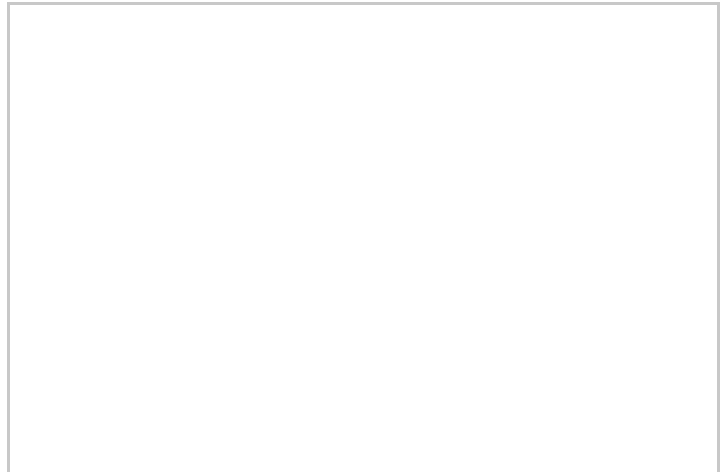
12'4" x 5'1" (3.76m x 1.55m)

Tiled floor, doors to front, rear and garage.

### Outside:

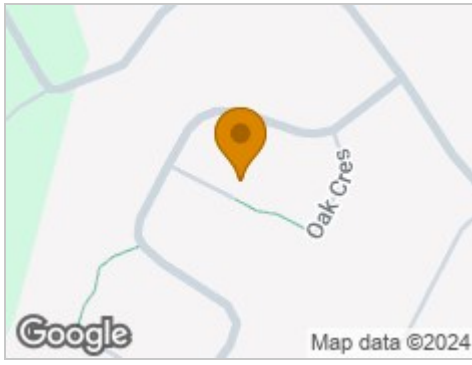
Front garden is mainly laid to crazy paving patio and shrubs. Driveway to the front providing ample off road parking, pedestrian access to both sides of the bungalow.

Rear garden is laid to lawn, a variety of shrubs and flowers, garden shed, greenhouse, raised patio area.



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## Road Map



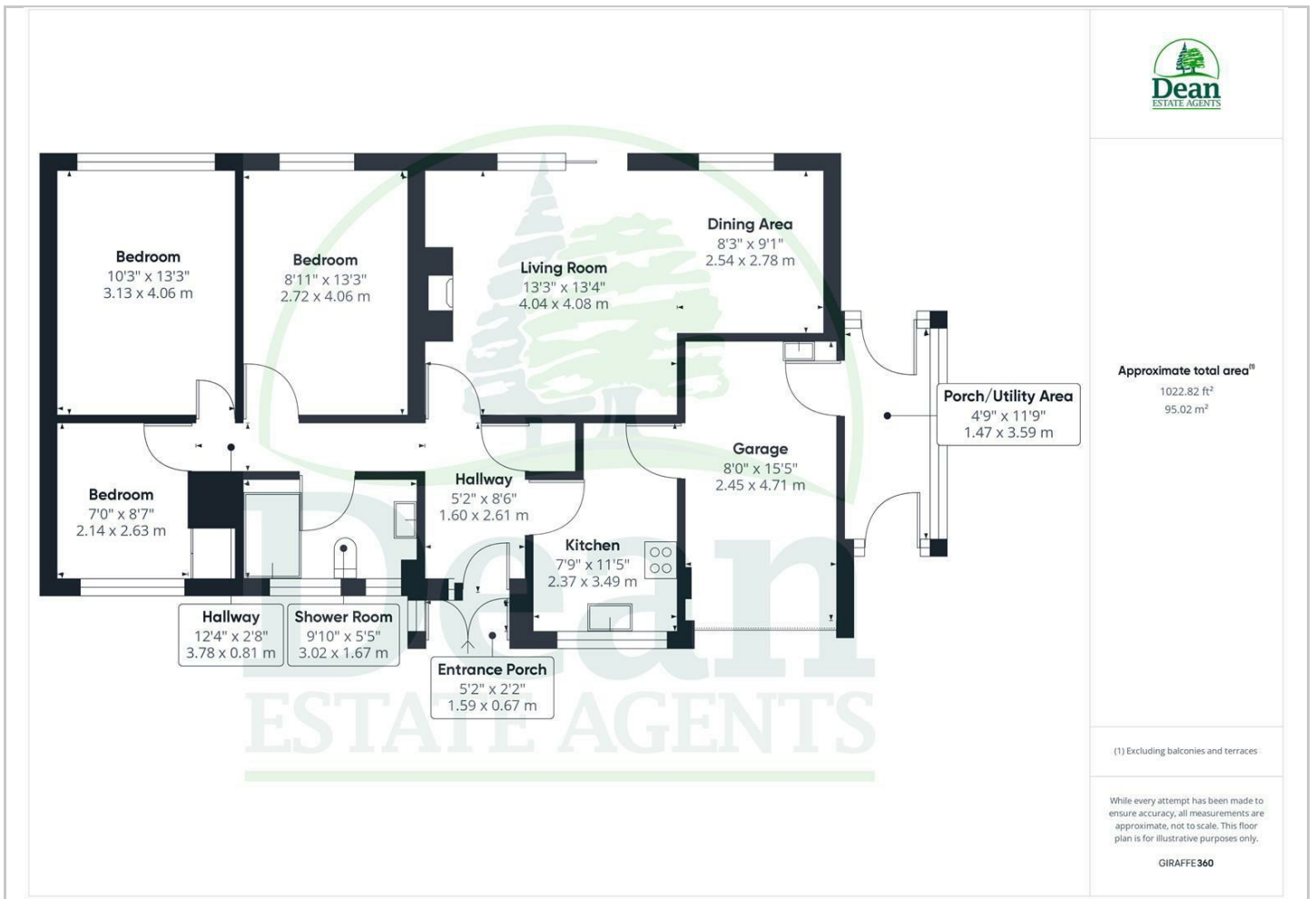
## Hybrid Map



## Terrain Map



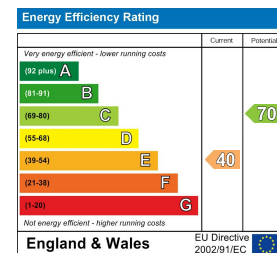
## Floor Plan



## Viewing

Please contact our Lydney Office on 01594 368202 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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