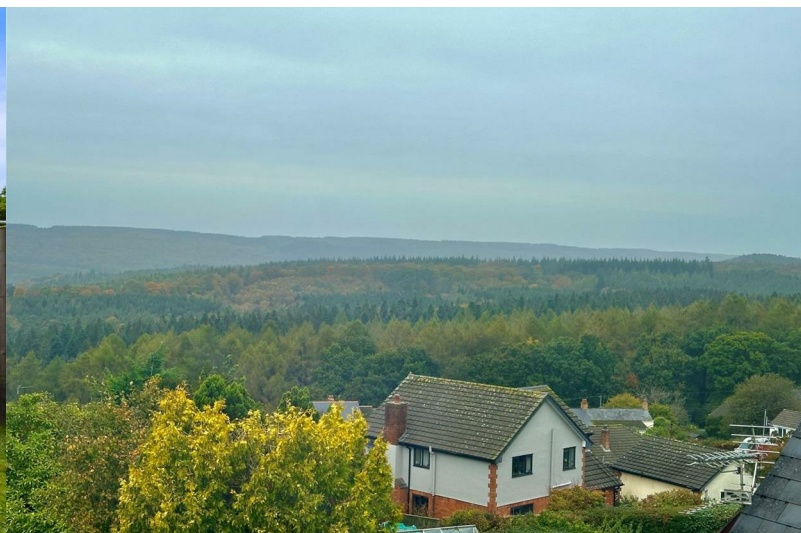




1 Forest View Highview Road

Yorkley, GL15 4UA

£365,000



*** VIRTUAL TOUR AVAILABLE *** Dean Estate Agents are pleased to offer to market this fantastic five bedroom semi-detached house boasting the most stunning panoramic forest views situated on a 'no through road' in the village of Yorkley.

Yorkley has its own infant & junior school, convenience stores & post office, public houses, doctors surgery, community centre, recreation ground, many woodland walks and cycle tracks on the doorstep.

Close by is Lydney Town which benefits from local shops and supermarkets, doctors surgery's, public houses and restaurants, leisure centre with swimming pool, gym etc, outdoor swimming pool, train station and local & main bus routes, church's & chapels. Easy access to Chepstow, Bristol, Gloucester, M5 & M4.



Entrance Hallway:

Approached via the first floor - with doors leading to bedroom 1 & bedroom 2. Stairs to ground floor & second floor. Radiator, broadband point, consumer unit, carpet flooring.

Bedroom One:

12'1" x 10'9" (3.70 x 3.29)

A light & airy room with stunning panoramic Forest views! Window to rear aspect, carpet flooring, radiator, power points, ceiling light.

Bedroom Two:

11'4" x 13'0" (3.46 x 3.97)

Window to front aspect, carpet flooring, radiator, power points, ceiling light.

Stairs leading to Ground Floor:

Hallway:

Offering a spacious understairs storage cupboard & airing cupboard. Radiator, power point, ceiling light. Doors leading to kitchen/dining room, lounge & ground floor bathroom.

Kitchen/Dining Room:

10'5" x 16'3" (3.20 x 4.97)

A range of wall, base and drawer units, gas range cooker, 7 ring hob, new boiler, space for under counter washing machine, dishwasher & fridge.

With two windows to side aspect, power points, radiator & ceiling light.

Living Room:

12'4" x 14'5" (3.78 x 4.40)

With 3 windows and patio doors leading out to the rear garden, the lounge is bright and offers pleasant views over the garden. Electric fire heater, power points and spotlights.

Bathroom:

8'2" x 6'2" (2.49 x 1.88)

L shaped bath, separate shower cubicle, W.C, vanity unit & basin, vertical wall mounted radiator, extractor fan, ceiling light.

Second Floor Landing:

Doors to 3 further bedrooms and WC - loft hatch.

Bedroom Three:

9'0" x 10'6" (2.76 x 3.21)

Window to rear aspect offering stunning panoramic Forest views. Radiator, power point, ceiling light.

Bedroom Four:

10'7" x 8'11" (3.24 x 2.72)

Window to front aspect, radiator, power points, ceiling light.

Bedroom Five/Office/Dressing Room:

10'6" x 7'3" (3.21 x 2.22)

Window to front aspect, radiator, power points, ceiling light.

Outside:

A large enclosed rear garden offering a variety of areas such as decking seating area being offered with a four person hot tub with overhead shelter, large lawned areas with a veggie plot situated at the far end of the garden and poly tunnel. The rear garden offers a spacious shed, great for storage, and a brick built outbuilding with power

& lighting (currently used as a gym).

Following the path along the side of the property will take you to some steps leading up to the front driveway and detached garage. Parking for two vehicles on the driveway. The detached garage has both power & lighting.



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Tenanted Property – we are not always able to show the most recent condition of a property due to tenants' privacy and we may choose to show the photographs of the property when it was last vacant to at least allow clients some idea of the internal condition. Therefore, we would of course, urge you to view before making any decisions to purchase or rent the property and before any costs.

Energy Performance Certificates are supplied to us via a third party and we do not accept responsibility for the content within such reports.

PRC Certificates – Some ex-local authority properties have been repaired in recent years using the PRC Scheme wherein a certificate has been produced by a qualified property engineer. This certificate does not imply the suitability for a mortgage approval and you must satisfy yourself of the work carried out that may meet your lenders criteria.

As with leasehold property or new build development sites, you are likely to be responsible for a contribution to management charges and/or ground rent or a contribution to the development service charge. Please enquire at the time of viewing.

You may also incur fees for items such as leasehold packs and, in addition, you will also need to check the remaining length of any lease before you complete a mortgage application form. Please ask a member of our team for any help required before committing to purchase a property and incurring expense.

Road Map



Hybrid Map



Terrain Map



Floor Plan

Floor 0 Building 1

Floor 1 Building 1

Floor 2 Building 1

Approximate total area⁽¹⁾

1229.46 ft²
114.22 m²

Balconies and terraces

530.12 ft²
49.25 m²

Reduced headroom

92.03 ft²
0.79 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

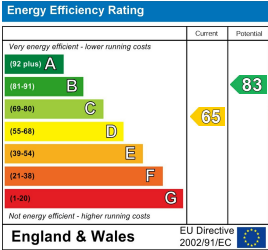
Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

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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