



FREEHOLD

£242,500



**59 GREENFIELD ROAD, JOYS GREEN, LYDBROOK,
GLOUCESTERSHIRE, GL17 9RB**

- THREE BEDROOMS
- OIL CENTRAL HEATING
- LARGE DOUBLE PLOT
- OFF ROAD PARKING
- TWO RECEPTION ROOMS
- EXCELLENT OUTLOOK
- END OF CUL-DE-SAC
- NO ONWARD CHAIN

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KJT RESIDENTIAL ARE PLEASED TO OFFER FOR SALE, A SPACIOUS AND WELL MAINTAINED THREE BEDROOM SEMI DETACHED HOME WITH A LARGE GARDEN AND OFF ROAD PARKING.

Joys Green is situated close to the Village of Lydbrook, close to woodland walks and the scenic backdrop of the River Wye. Lydbrook has a good range of facilities including primary education, local shop, health care and community centre and is situated between the Wye Valley and the Forest of Dean.

A wider range of facilities 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.

Front door to -

Hall:

Lounge: 17' 5" x 11' 2" (5.3m x 3.4m), Two radiators, window to front, patio doors to rear.

Rear Hall: Door to rear.



Dining Room: 11' 2" x 9' 10" (3.4m x 3m), window to front, bay window to side.

Kitchen: 11' 10" x 5' 11" (3.6m x 1.8m), Wall and base level units, tiled splash-backs, sink unit, fridge/freezer, oven and hob with hood over, washing machine, wall mounted oil boiler for central heating and domestic hot water, window to rear, radiator.

Landing: Window to rear with views, radiator.

Bedroom One: 9' 10" x 9' 6" (3m x 2.9m), Radiator, window to front.



Bedroom Two: 11' 10" x 9' 6" (3.6m x 2.9m),
Fitted wardrobes, radiator, window to front.

Bedroom Three: 8' 2" x 7' 7" (2.5m x 2.3m),
Window to rear with views, radiator, storage recess.

Shower Room: Quadrant shower cubicle, vanity wash hand basin, towel rail radiator, window, fitted cupboard with mirror door.

Separate W.C.: W.C., window.

Outside: Well maintained front garden with large garden to side laid to lawn with off road parking. Lawned garden to rear with fine views, greenhouse and garden shed.

Services: Electricity, mains water and drainage are connected to the property. The heating system and services where applicable have not been tested.

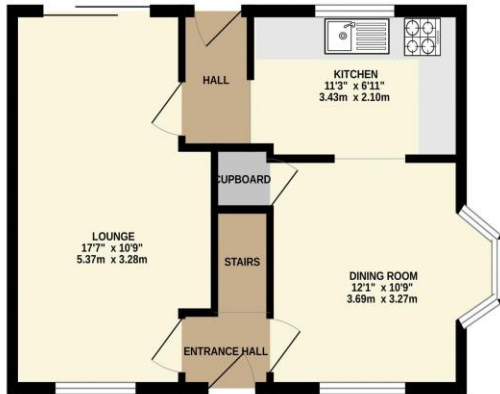
Agent's Note: The Kitchen and dining room could easily be knocked into one large kitchen/dining area.



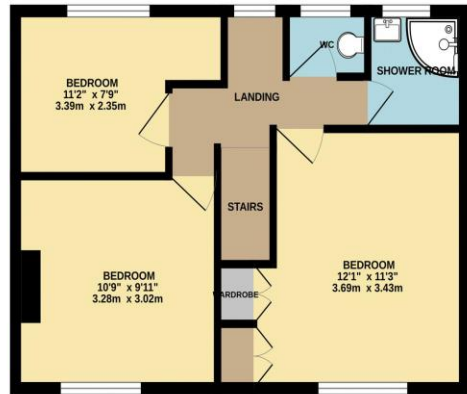
IMPORTANT INFORMATION: All measurements are approximate. We have not tested any fittings, appliances or services within this property and cannot verify them to be in working order or within the Vendor/s ownership. We have not verified the tenure of the property, the type of construction or the condition thereof. Intending Purchasers should make appropriate enquiries through their own solicitor and surveyor etc., prior to exchange of contracts.

01594 823033

GROUND FLOOR
430 sq.ft. (39.9 sq.m.) approx.

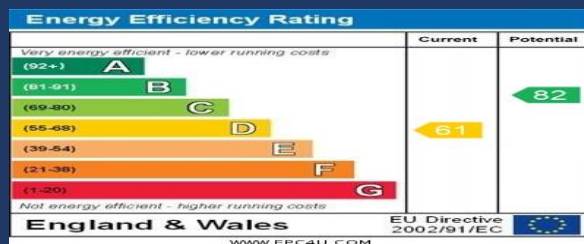


1ST FLOOR
418 sq.ft. (38.9 sq.m.) approx.



TOTAL FLOOR AREA : 848 sq.ft. (78.8 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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PASSIONATE
ABOUT
Property
SINCE 1982