



FREEHOLD

£220,000



**SUNNY PATCH, THE BRANCH, CENTRAL LYDBROOK,
LYDBROOK, GLOUCESTERSHIRE, GL17 9SD**

- GREAT VIEWS
- CENTRAL VILLAGE LOCATION
- DOUBLE GARAGE
- BASIC BUT MODERNISED ACCOMMODATION

- PRIVATE LOCATION
- NEAR TO THE RIVER WYE
- POTENTIAL FOR EXTENSION
- LARGE GARDENS

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1 SUNNY PATCH, THE BRANCH, CENTRAL LYDBROOK, LYDBROOK, GLOUCESTERSHIRE, GL17 9SD

ARE YOU LOOKING FOR YOUR PERFECT GETAWAY IN THE FOREST OF DEAN WYE VALLEY AREA, TUCKED AWAY ON THE SUNNY SIDE OF THE LYDBROOK VALLEY IN THE CENTRE OF THIS ICONIC VILLAGE WITH THE POTENTIAL TO IMPROVE AND A DOUBLE GARAGE (IDEAL FOR CANOE STORAGE)

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.

Entrance hall to -

Living Room: 14' 5" x 8' 2" (4.4m x 2.5m), Two windows to front, freestanding wood-burning stove, beamed ceiling.

Kitchen/Breakfast Room: 9' 6" x 8' 2" (2.9m x 2.5m), Window to front, sink unit, fitted at wall and base level, stairs off, access to -

Utility Room: Plumbing for automatic washing machine.



Shower Room: Sink unit, W.C., shower cubicle.

Stairs to -

Half Landing: Door to rear.

Full Landing: Window to front with views.

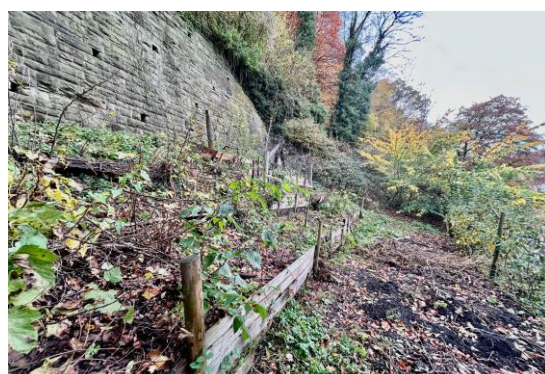
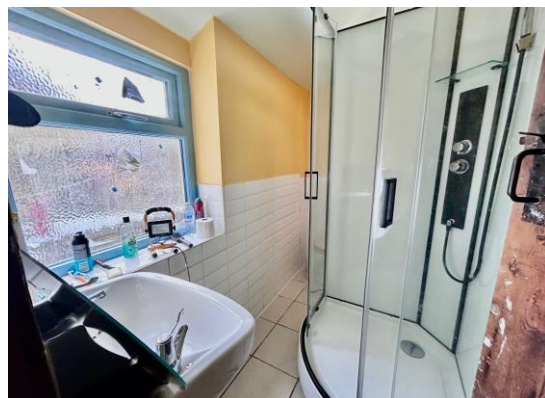


Bedroom One: 10' 2" x 8' 2" (3.1m x 2.5m),
Window to front.

Bedroom Two: 10' 2" x 8' 2" (3.1m x 2.5m),
Window to front.

Outside: The property is approached via a pathway from a roadway off the village centre. The garden to the front is enclosed and hard paved. The rear is accessed from the first floor and is terraced and of a good size with fine views over the village and backs onto the old railway line. There is a double garage en bloc with separate electric supply.

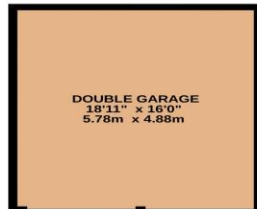
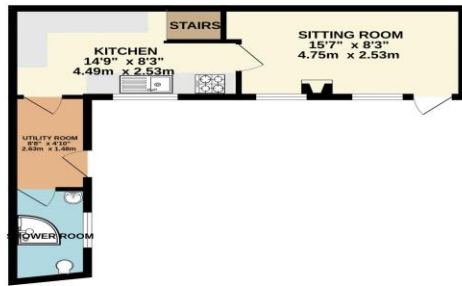
Services: All main services are connected to the property. The heating system and services where applicable have not been tested.



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.

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GROUND FLOOR
627 sq.ft. (58.2 sq.m.) approx.

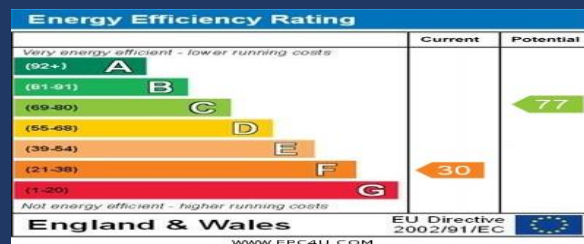


1ST FLOOR
243 sq.ft. (22.6 sq.m.) approx.



TOTAL FLOOR AREA : 870 sq.ft. (80.8 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.
Made with Metraplan 62025



PASSIONATE
ABOUT
Property
SINCE 1982