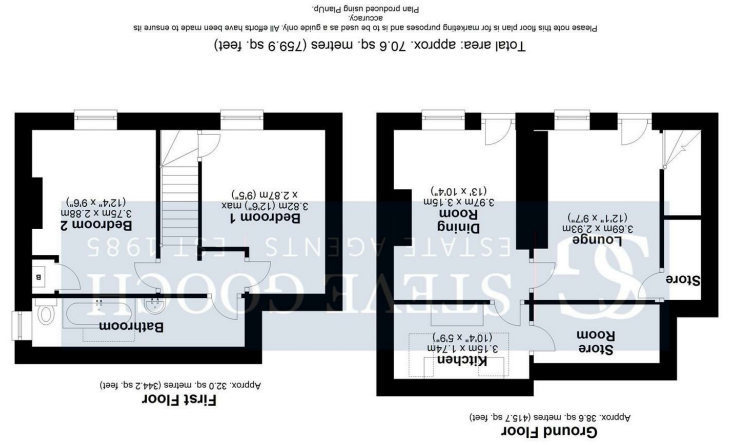
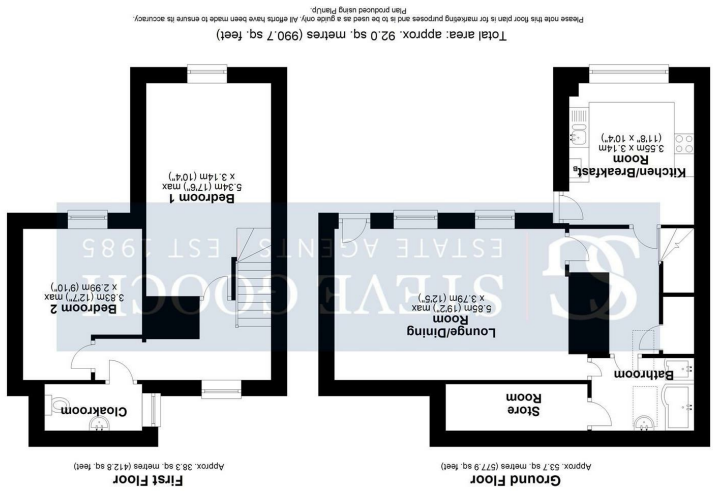




MISREPRESENTATION DISCLAIMER  
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.

Energy Efficiency Rating	Environmental Impact (CO <sub>2</sub> ) Rating
 76 100 (A) - 100 (A) 95 (B) - 100 (A) 80 (C) - 95 (B) 65 (D) - 80 (C) 50 (E) - 65 (D) 35 (F) - 50 (E) 20 (G) - 35 (F)	 100 (A) - 100 (A) 95 (B) - 100 (A) 80 (C) - 95 (B) 65 (D) - 80 (C) 50 (E) - 65 (D) 35 (F) - 50 (E) 20 (G) - 35 (F)



**1 & 2 Jasmine Cottages**  
 Lydbrook GL17 9SB

## Guide Price £300,000

A rare and exciting opportunity to acquire a pair of two bedroom semi-detached cottages in need of complete renovation situated in the centre of the picturesque village of Lydbrook in the heart of the Forest of Dean. The cottages offer fantastic holiday let potential, or could be converted into one large dwelling suitable for a family home. The terraced and slightly sloping half an acre gardens are accessed via steps to the side of 1 Jasmine Cottages, and are mostly situated to the rear of the cottages providing fantastic elevated views across the Lydbrook valley.

1 Jasmine Cottages offers a lounge, kitchen (both believed to be single-skin construction), dining room and store room downstairs and two bedrooms and a bathroom upstairs.

2 Jasmine Cottages offers a lounge/dining room, kitchen/breakfast room, bathroom and store room downstairs with two bedrooms and a cloakroom upstairs.

Both cottages benefit from gas-fired central heating and are mostly double glazed. 1 Jasmine Cottages' water supply is spring-fed, not on mains water.

The village of Lydbrook offers amenities to include shops, doctor's surgery, primary school and a bus service to Gloucester approximately 20 miles and surrounding areas.



### 1 Jasmine Cottage

Part glazed upvc door into:

#### LOUNGE

12'1" x 9'7" (3.68m x 2.92m)

Feature open fireplace, window to front aspect, doors to kitchen and dining room.

#### KITCHEN

10'4" x 5'9" (3.15m x 1.75m)

Wall and base mounted units with rolled edge worktops, one and half bowl sink and drainer, plumbing for washing machine, space for a cooker, space for a under counter fridge and freezer and tumble dryer, two skylights, door into a rear corridor with power and lighting being used as a storage area.

#### DINING ROOM

13'00" x 10'04" (3.96m x 3.15m)

Feature fireplace, stairs to first floor landing with understairs storage cupboard. Window and part glazed upvc door to front aspect.

#### LANDING

Doors to bedrooms one and two and to the bathroom.

#### BEDROOM ONE

12'6" x 9'5" (3.81m x 2.87m)

Cupboard housing the gas fired boiler, window to front aspect.

#### BEDROOM TWO

12'4" x 9'6" (3.76m x 2.90m)

Built-in storage cupboard, window to front aspect.

#### BATHROOM

19'6" x 3'7" (5.94m x 1.09m)

Bath with tiled splashbacks, low level wc, pedestal handbasin with tiled splashbacks, heated towel rail, windows to both side aspects and skylight.

### 2 Jasmine Cottage

Part glazed UPVC door to side aspect leads into:

### KITCHEN

11'08" x 10'4" (3.56m x 3.15m)

Fitted kitchen with wall and base mounted units, rolled edge worktops, integral electric oven with induction hob, cooker hood over, one and half bowl and drainer, plumbing for washing machine, space for fridge/freezer, wall mounted gas fired combi boiler, window to front aspect, door into;

### INNER HALLWAY

Stairs to the landing with cupboard under, doors to living room and bathroom.

### LOUNGE/DINING ROOM

19'2" x 12'5" (5.84m x 3.78m)

Feature fireplace with wooden mantle and surround, tv point, tiled floor, two windows and part glazed upvc door to front aspect.

### BATHROOM

8'1" x 7'1" (2.46m x 2.16m)

P shaped bath with shower over, pedestal handbasin, heated towel rail, tiled walls and floor, skylight, door into a rear corridor ideal for storage.

### LANDING

Window to rear aspect, doors to bedrooms one and two and to the bathroom.

### BEDROOM ONE

17'6" x 10'4" (5.33m x 3.15m)

Window to front aspect.

### BEDROOM TWO

12'7" x 9'10" (3.84m x 3.00m)

Window to front aspect.

### WC

Low level wc, pedestal handbasin with tiled splashbacks, window to side aspect.

### OUTSIDE

Steps and a gate lead up to the front of the properties, further stone steps to the side of 1 Jasmine Cottage lead up to the gardens to the rear where there is a small stone outbuilding, various trees and bushes and natural borders. The upper levels of the gardens make for ideal seating areas to take in the beautiful views across the valley.

### SERVICES

1 Jasmine Cottages: Mains water, mains drainage, electricity and gas  
2 Jasmine Cottages: Spring water, mains drainage, electricity and gas

### AGENTS NOTE

1 Jasmine Cottages' water supply is spring-fed, not on mains water.  
1 Jasmine Cottages lounge and kitchen are situated in a part of the property believed to be of single-skin construction. Please discuss the mortgageability with your Financial Advisor.

### WATER RATES

Severn Trent Water Authority - Rate TBC

### LOCAL AUTHORITY

Council Tax Band: B (Both Properties)  
Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.

### TENURE

TBC

### DIRECTIONS

From the Mitcheldean office, proceed down to the mini roundabout, turning right onto the A4136. Continue up over Plump Hill and upon reaching the traffic lights at Nailbridge, proceed straight over signposted to Lydbrook. Continue for a couple of miles and upon reaching the crossroads, turn right signposted to Lydbrook. Proceed down into the village centre, passing the shop on the left hand side. The properties can be found after a short distance on the left hand side.

### VIEWING

Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

### PROPERTY SURVEYS

Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports).

### AWAITING VENDOR APPROVAL

These details are yet to be approved by the vendor. Please contact the office for verified details.