



**FOR SALE**  
**STEVE GOOCH**  
ESTATE AGENTS  
**01594 542535**

SERVICES  
COMMERCIAL  
RESIDENTIAL  
BUILDING • DECORATING  
01821 868 / 07966 755784

**10 West View**  
**Lydbrook GL17 9RW**

**SG** | **STEVE GOOCH**  
ESTATE AGENTS | EST 1985

**£180,000**

We Are Delighted To Offer For Sale With No Onward Chain This Spacious Two Double Bedroom Semi-Detached Property With Enclosed Gardens, Having Side Access And Use Of Communal Parking Located In The Joys Green Neighbourhood Of Lydbrook, Being An Ideal First Time Buy Or Investment Purchase.

The Property Benefits From Bright And Spacious Rooms, Oil-Fired Central Heating And Double Glazing.

Lydbrook Is A Village Located In The Forest Of Dean District Of Gloucestershire, England. Situated In The Western Part Of The Forest Of Dean, It Is Approximately 5 Miles (8 Kilometres) West Of The Town Of Cinderford.

Lydbrook Is Known For Its Scenic Location Along The River Wye And Its Proximity To The Beautiful Wye Valley. The Village Is Surrounded By Picturesque Woodlands, Offering Ample Opportunities For Outdoor Activities Such As Walking, Hiking, And Exploring Nature Trails. The Location Of Lydbrook Provides Easy Access To Nearby Attractions Such As Symonds Yat, A Popular Spot For Outdoor Enthusiasts, And The Forest Of Dean, Which Offers A Host Of Activities And Attractions, Including The Sculpture Trail And Puzzlewood.

Historically, Lydbrook Was A Hub Of Industry, Particularly In The Iron And Coal Mining Sectors. While The Industrial Era Has Passed, Remnants Of Its Industrial Heritage Can Still Be Seen In The Area. The Village Has A Rich History, And There Are Local Landmarks And Buildings That Reflect Its Past.

Lydbrook Offers A Range Of Amenities To Cater To The Needs Of Its Residents. These Include A Village Shop, A Primary School, A Community Centre, And A Pub. These Facilities Contribute To The Sense Of Community And Provide Opportunities For Social Interaction. The Village Hosts Various Events Throughout The Year, Including Festivals And Community Gatherings.





Upvc front aspect door leads into;

### **LOUNGE/DINER**

19'06 x 12'05 (5.94m x 3.78m)

A bright and spacious room featuring a fireplace with raised slate hearth and fitted shelving in alcove, tv point, radiator, laminate wood flooring, two front aspect windows, door leads to the hallway.

### **HALLWAY**

Large cloak cupboard housing the oil fired combi boiler, stairs to first floor landing with storage beneath, radiator, laminate wood flooring, upvc door to rear aspect leading out to the garden. Door into;

### **KITCHEN**

10'08 x 9'03 (3.25m x 2.82m)

Fully fitted modern eye and base level units with laminate worktops and inset one and a half bowl sink with drainer. Integral electric oven, induction hob and cooker hood. Space and plumbing for washing machine, dishwasher and fridge/freezer. Tiled splashbacks, radiator, rear aspect window.

### **LANDING**

Airing cupboard, loft hatch to loft space, radiator, doors lead to the two bedrooms, bathroom and separate w.c.

### **BEDROOM ONE**

15'06 x 9'06 (4.72m x 2.90m)

Radiator, front aspect window with views over the playing field and towards woodland.

### **BEDROOM TWO**

15'04 x 9'10 (4.67m x 3.00m)

Radiator, front aspect window with views.

### **BATHROOM**

5'10 x 4'11 (1.78m x 1.50m)

Bath with mains fed shower over, vanity handbasin, radiator, part tiled walls, obscured rear aspect window.

### **SEPERATE W.C**

Low level w.c, obscured rear aspect window.

### **OUTSIDE**

The gated front access with steps and path leads to the main front entrance and continues along the side of the property to the rear garden. The front garden is mostly laid to lawn. The enclosed low maintenance rear garden is laid to patio with a small patch of astroturf and the oil tank.

The property benefits from the use of the Two Rivers communal parking area.

### **DIRECTIONS**

From Mitcheldean proceed along the A4136 turning right at the traffic lights at Nailbridge signposted to Drybrook and Ruardean. Proceed along there and into the village of Ruardean turning left signposted to Joys Green and Lydbrook, continue along this road for 1-1.5 miles turning right into Joys Green where the property can be found after a short distance on the right hand side.

### **SERVICES**

Mains water, drainage, electricity. Oil. Openreach in area. Please visit Ofcom mobile & broadband checker to verify availability.

### **LOCAL AUTHORITY**

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

### **WATER RATES**

Severn Trent Water Authority - Rate to be confirmed.

### **TENURE**

Freehold

### **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.

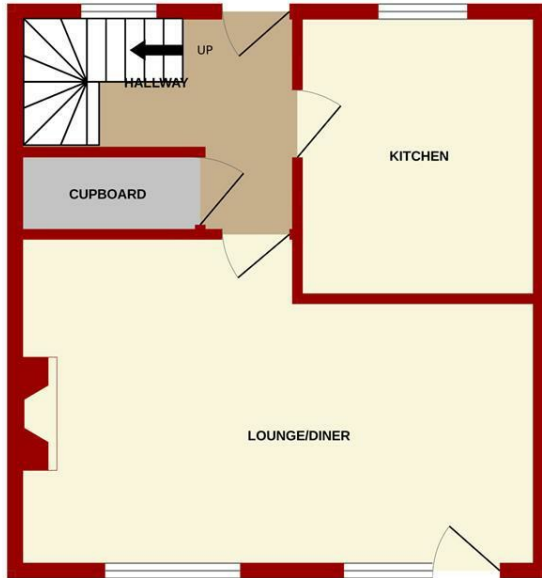
### **PROPERTY SURVEYS**

Qualified Chartered Surveyors available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).

### **MONEY LAUNDERING REGULATIONS**

To comply with Money Laundering Regulations, prospective purchasers will be asked to produce identification documentation at the time of making an offer. We ask for your cooperation in order that there is no delay in agreeing the sale, should your offer be acceptable to the seller(s)

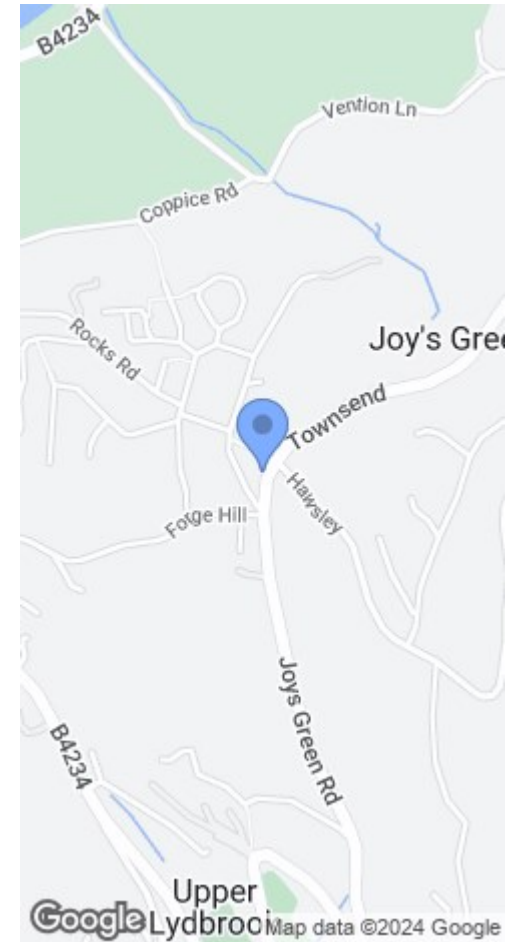
GROUND FLOOR



1ST FLOOR



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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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) A		82	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D		66	(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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.



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