



1 Forest Rise
Lydbrook GL17 9SQ



STEVE GOOCH
ESTATE AGENTS | EST 1985

Guide Price £250,000

We Are Pleased To Offer For Sale This Deceptively Spacious Three-Bedroom Link-Detached Family Home, Situated In A Quiet Cul-De-Sac In The Popular Village Of Lydbrook. This Well-Presented Property Provides An Ideal Family Living Space, Featuring A Lounge, Kitchen/Diner, And A W.C. On The Ground Floor. Upstairs, You'll Find Three Generously Sized Bedrooms And A Family Bathroom. Additional Benefits Include An Attached Single Garage, Off-Road Parking, And A Low-Maintenance Rear Garden With Lovely Views Towards Church Hill And The Lydbrook Valley. The Property Also Offers Easy Access To Nearby Woodland Walks And The River Wye.

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.





An obscured side aspect upvc door leads into;

ENTRANCE HALL

A spacious hall with a radiator, broadband point, laminate wood flooring, stairs to first floor landing, doors lead into the downstairs w.c and lounge.

DOWNSTAIRS W.C

Comprising a low level w.c and a wall mounted handbasin.

LOUNGE

15'11 x 12'00 (4.85m x 3.66m)

Tv point, laminate wood flooring, radiator, fitted shelving, front aspect window. An opening leads through to the kitchen/diner.

KITCHEN/DINER

16'05 x 11'08 (5.00m x 3.56m)

Fitted eye and base level units with laminate worktops and inset stainless steel sink with drainer. Free standing electric cooker with gas hob and extractor hood over, space and plumbing for a washing machine, tumble dryer and fridge/freezer. Understairs pantry cupboard, radiator, rear aspect window and French doors lead out to the rear garden.

LANDING

Airing cupboard housing the gas-fired combi boiler, further useful storage cupboard, loft hatch to loft space, doors lead off to the three bedrooms and family bathroom.

BEDROOM ONE

14'06 x 11'06 (4.42m x 3.51m)

Wall to wall built in wardrobes, radiator, laminate wood flooring, front aspect window.

BEDROOM TWO

12'02 x 11'06 (3.71m x 3.51m)

Built in wardrobe, radiator, laminate wood flooring, rear aspect window with lovely views of Church Hill and the Lydbrook valley.

BEDROOM THREE

11'05 x 6'05 (3.48m x 1.96m)

Built in wardrobe, radiator, laminate wood flooring, front aspect window.

FAMILY BATHROOM

8'11 x 6'04 (2.72m x 1.93m)

Modern white suite comprising bath with mains fed shower over, low level w.c and pedestal handbasin. Wet board walls, obscured rear aspect window.

OUTSIDE

The property offers off-road parking at both the front and side. The attached garage, which has power, can be accessed from both the rear garden and the driveway. There is a built-in storage cupboard housing the electrics and gas meter next to the side door.

The low-maintenance rear garden is predominantly gravelled, featuring a bar area and enjoying pleasant views. A side gate provides convenient access to the rear.

DIRECTIONS

Proceed out of Mitcheldean on the A4136 and follow the road over Plump Hill continuing straight over at the Nailbridge traffic lights. Continue for approximately 4 miles, turning right at the crossroads on to the B4234 signposted to Lydbrook. Continue along for approximately 1 mile and turn right into Church Road. Then take the first right into Forest Rise, continue to the end of the cul-de-sac and turn left where the property can be found on the left hand side.

SERVICES

Mains water, electricity, drainage and gas.

Openreach in area. Please visit Ofcom mobile & broadband checker to verify availability.

WATER RATES

Severn Trent - rates to be confirmed.

LOCAL AUTHORITY

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

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 (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).

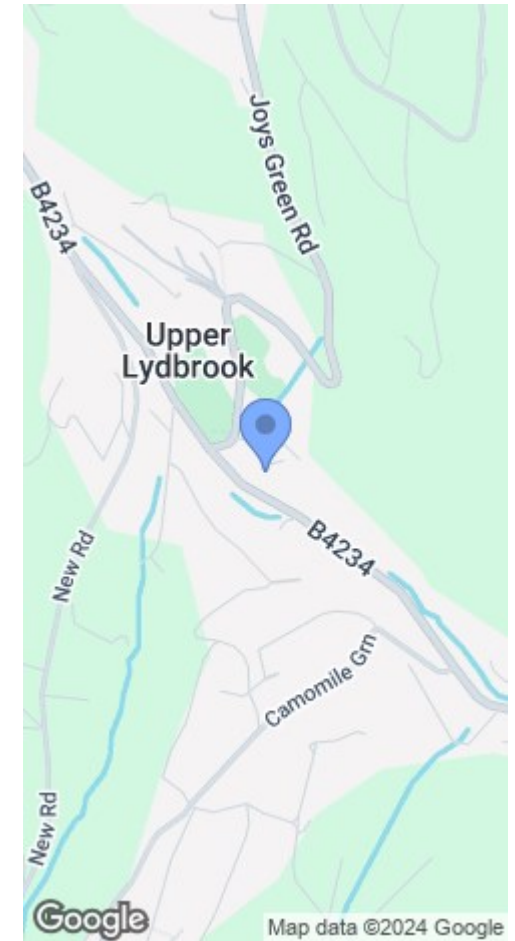
MONEY LAUNDERING REGULATIONS

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)





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		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs	Very environmentally friendly - lower CO ₂ emissions						
(92-100) A	(81-91) A						
(81-91) B	(69-80) B						
(69-80) C	(55-68) C						
(55-68) D	(39-54) D						
(39-54) E	(21-38) E						
(21-38) F	(1-20) F						
(1-20) G	Not environmentally friendly - higher CO ₂ emissions						
Not energy efficient - higher running costs	Not environmentally friendly - higher CO ₂ emissions						
England & Wales	England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC	England & Wales	England & Wales	EU Directive 2002/91/EC	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.