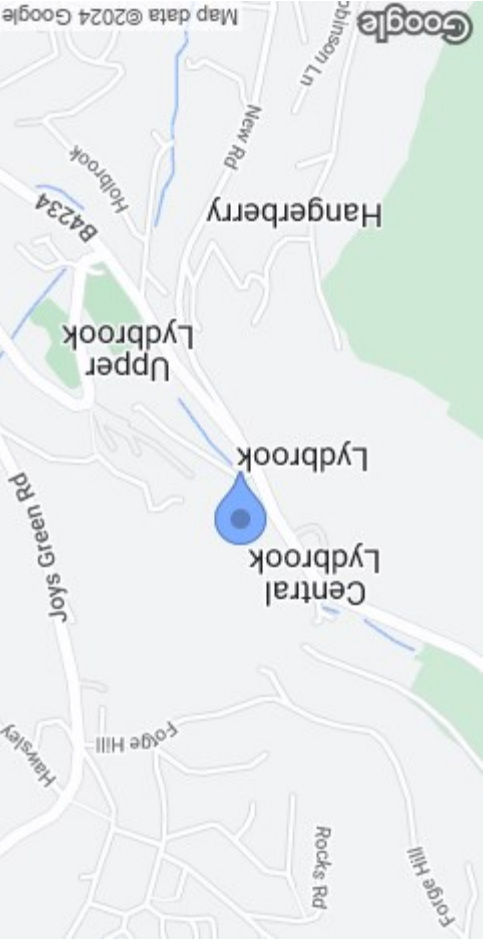




MISREPRESENTATION DISCLAIMER
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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.

While 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 errors or omissions. The floor plan for this property is not to be used as a guide for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is made with respect to their operation or efficiency can be given.

England & Wales	
Energy Efficiency Rating	Environmental Impact (CO ₂) Rating
 A: 92-100 B: 81-91 C: 69-80 D: 55-68 E: 39-54 F: 21-38 G: 1-20	 A: 10-35 B: 36-45 C: 46-55 D: 56-65 E: 66-75 F: 76-85 G: 86-100



3 The Yard
 Lydbrook GL17 9PP

£180,000

Steve Gooch Estate Agents are delighted to offer for sale this TWO DOUBLE BEDROOM MID TERRACED FOREST COTTAGE benefiting from ENCLOSED GARDEN, EXPOSED BRICK FIREPLACE AND CHARACTER FEATURES, DOUBLE GLAZING and GAS CENTRAL HEATING.

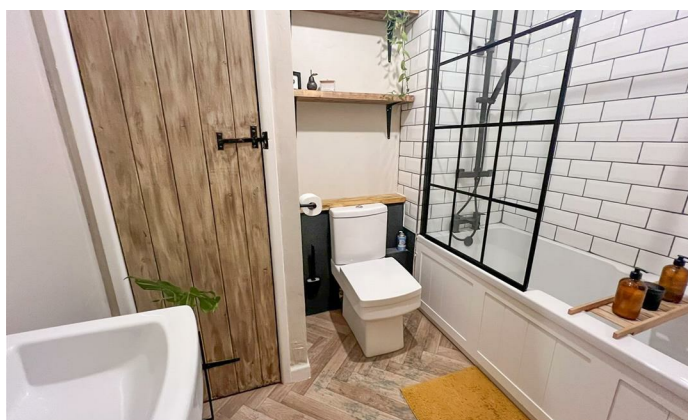
The property comprises of ENTRANCE PORCH, LOUNGE/DINING ROOM and KITCHEN to the ground floor with TWO DOUBLE BEDROOMS and BATHROOM to the first floor.

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.



The property is accessed via a upvc obscure double glazed panel door. This leads into the:

ENTRANCE PORCH

4'07 x 5'11 (1.40m x 1.80m)

Ceiling light, coving, double radiator, power points, Gigaclear point, BT Openreach point, wood effect laminate flooring, front aspect upvc double glazed window overlooking the front garden with views towards forest and woodland. Obscure glazed panel door giving access into:

LOUNGE/DINING ROOM

18'11 x 12'11 (5.77m x 3.94m)

Two ceiling lights, exposed ceiling timbers, exposed redbrick fireplace with tiled hearth, woodburning stove inset, exposed door window ledge and window lintels, power points, two double radiator, stairs leading to the first floor, wood effect flooring, front aspect upvc double glazed window overlooking the front garden with views towards forest and woodland. Opening to:

AGENTS NOTE

Woodburning stove is not connected and does not have a HETAS certificate.

KITCHEN

10'00 x 6'07 (3.05m x 2.01m)

Single bowl, single drainer stainless steel sink unit, taps above, rolled edge worktops, range of base and wall mounted units, tiled surrounds, power points, ceiling light, space for freestanding cooker, space for washing machine, integrated fridge, integrated freezer, chrome heated towel radiator, tiled flooring.

From the lounge/dining room, stairs lead up to the first floor:

LANDING

Access to roof space, ceiling light, solid timber doors giving access to:

BEDROOM ONE

10'11 x 8'10 (3.33m x 2.69m)

Ceiling light, lazy boy and conventional light switches, feature wooden panel wall, power points, double radiator, wood effect laminate flooring, sliding wooden door giving access to wardrobe storage, exposed wooden timber window ledge, front aspect upvc double glazed window overlooking the front garden with views towards forest and woodland.

BEDROOM TWO

10'02 x 6'08 (3.10m x 2.03m)

Ceiling light, feature wooden panel wall, double radiator, power points, exposed timber window ledge, rear aspect upvc double glazed window with view towards forest and woodland.

BATHROOM

7'08 x 6'05 (2.34m x 1.96m)

Newly fitted white suite, pedestal wash hand basin, tiled splashback, monobloc waterfall tap over, close coupled w.c, modern side panel bath with mixer waterfall tap, mains fed shower fitted with conventional and drencher head, tiled wall, glass shower screen, wooden shelving, ceiling light, extractor fan, single radiator, door to storage cupboard with shelving space.

OUTSIDE

The property is accessed via a wrought iron gate with steps leading down to the front garden. A paved pathway leads through the garden to the front door. The garden is laid to low maintenance gravel and benefits from raised flower borders, small tree and pond, patio area ideal for entertaining and outside lighting. This area is enclosed by walling and fencing surround.

DIRECTIONS

From the Mitcheldean office proceed to the mini roundabout turning right onto the A4136 towards Cinderford, continue over Plump hill and upon reaching the traffic lights at Nailbridge proceed straight over, continue along the A4136 until reaching Mirey Stock cross roads, turn right, signposted Lydbrook, proceed into the village centre, after the fish and chip shop and village shop the property can be found on the right hand side as per our For Sale board.

SERVICES

Mains gas, mains electric, mains water and mains drainage.

Openreach and Gigaclear in area.

WATER RATES

Severn Trent Water Authority - Rate TBC

TENURE

Freehold

LOCAL AUTHORITY

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

VIEWINGS

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)