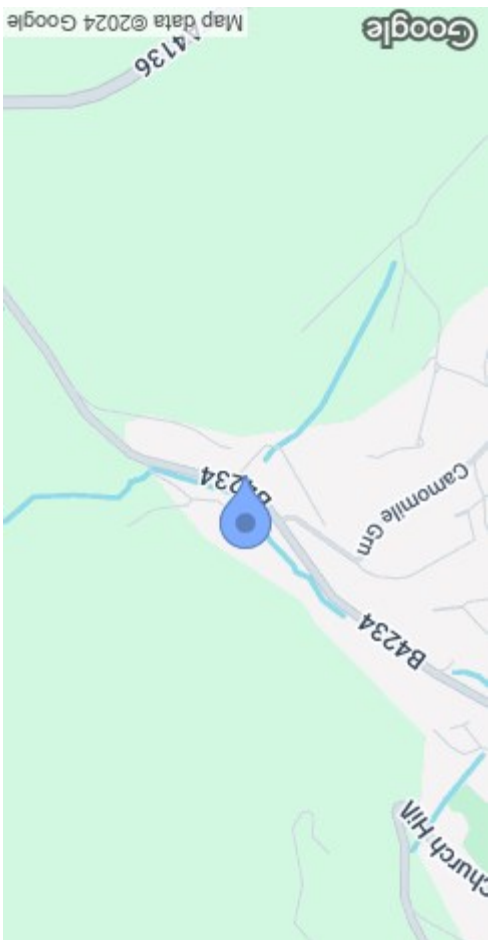


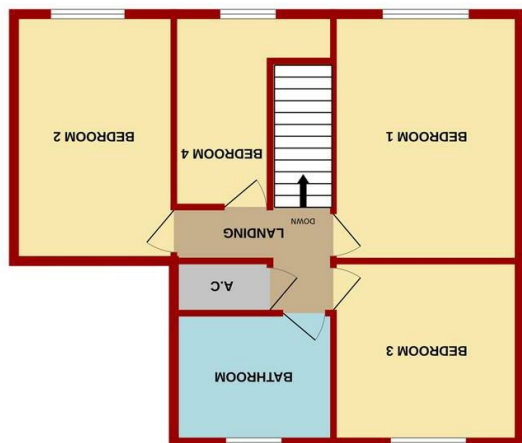


MISREPRESENTATION DISCLAIMER  
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be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

England & Wales	
Energy Efficiency Rating	Environmental Impact (CO <sub>2</sub> ) 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: 86-95



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 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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1ST FLOOR



GROUND FLOOR





## Guide Price £350,000

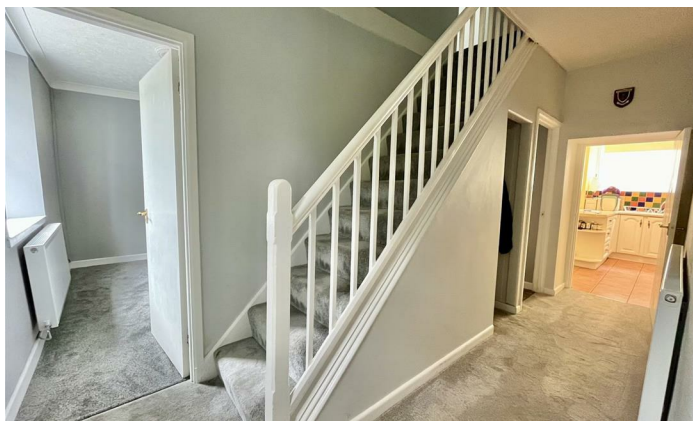
The Property Accommodation Comprises Entrance Hall, Living Room, Sitting Room, Kitchen/Diner And Utility On The Ground Floor With Four Bedrooms And Bathroom On The First Floor.

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.



Front aspect upvc door leads into;

### ENTRANCE HALL

Radiator, Bosch smart heating controls, stairs to first floor landing with storage beneath, doors lead off to the living room, sitting room and kitchen/diner.

### LIVING ROOM

14'06 x 11'10 (4.42m x 3.61m)

Feature open fireplace with tiled hearth, radiators, broadband point, front aspect window.

### SITTING ROOM

14'08 x 11'01 (4.47m x 3.38m)

Feature open fireplace with raised slate tiled hearth, radiator, front aspect window.

### KITCHEN/DINER

20'03 x 10'10 (6.17m x 3.30m)

Fitted wall and base level units with laminate worktops, inset washbasin unit, space for a gas cooker, radiators, tiled floor, three rear aspect windows, door leads to the utility.

### UTILITY

12'07 x 10'06 (3.84m x 3.20m)

Space and plumbing for washing machine, fridge/freezer and tumble dryer. Sliding patio door leads to the rear garden, further door into;

### GARAGE/WORKSHOP

28'04 x 14'02 (8.64m x 4.32m)

Accessed via a pair of front aspect wooden doors, power and lighting, two side aspect windows.

### LANDING

Airing cupboard housing the Worcester gas-fired combi boiler, loft hatch to loft space, doors lead off into the four bedrooms and bathroom.

### BEDROOM ONE

14'11 x 11'01 (4.55m x 3.38m)

Radiator, loft hatch, front aspect window.

### BEDROOM TWO

14'11 x 10'00 (4.55m x 3.05m)

Radiator, front aspect window.

### BEDROOM THREE

11'02 x 10'00 (3.40m x 3.05m)

Radiator, rear aspect window.

### BEDROOM FOUR

11'11 x 9'03 (3.63m x 2.82m)

Radiator, front aspect window.

### BATHROOM

10'04 x 7'11 (3.15m x 2.41m)

Corner bath with tiled surround, low level w.c, vanity washbasin unit with tiled splash-backs, heated towel rail, radiator, obscured rear aspect window.

### OUTSIDE

The property offers off-road parking for two to three vehicles at the front, with access to the garage/workshop from here. The low-maintenance rear garden is laid with block paving and is enclosed by walls and fencing, ensuring a high level of privacy.

### AGENTS NOTE

The properties garage/workshop forms the ground floor of a two-storey building. The top floor of the building forms part of a freehold of a neighbouring property.

### SERVICES

Mains electric, gas, water and drainage.

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: D

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.

### DIRECTIONS

From Mitcheldean proceed along the A4136 in the direction of Coleford, proceeding straight over the traffic lights at Nailbridge. Continue along for approximately 3 miles, turning right at the cross roads sign posted B4234 Lydbrook. Follow the road for a short distance where the property can be found on the left hand side as per our for sale board.

### 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)