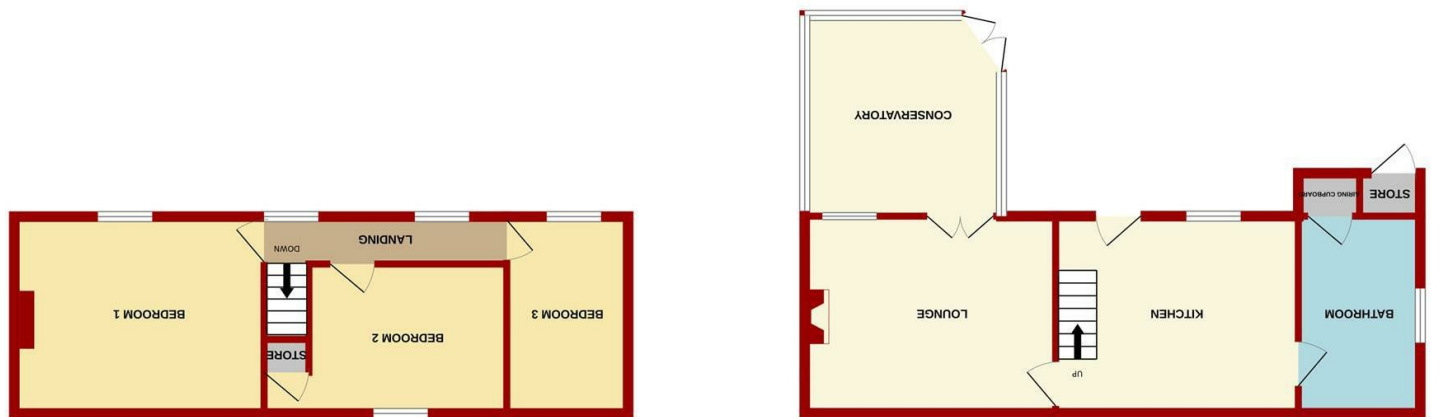


Energy Efficiency Rating	England & Wales	EU Directive
<p>Very Energy Efficient (A+)</p> <p>Very Energy Efficient (A)</p> <p>Good (B)</p> <p>Good (C)</p> <p>Good (D)</p> <p>Good (E)</p> <p>Good (F)</p> <p>Good (G)</p>	<p>Very Energy Efficient (A+)</p> <p>Very Energy Efficient (A)</p> <p>Good (B)</p> <p>Good (C)</p> <p>Good (D)</p> <p>Good (E)</p> <p>Good (F)</p> <p>Good (G)</p>	
<p>Energy Efficiency Rating</p> <p>Environmental Impact (CO₂) Rating</p>	<p>Energy Efficiency Rating</p> <p>Environmental Impact (CO₂) Rating</p>	

operability or efficiency can be given.
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GROUND FLOOR

1ST FLOOR



STEVE GOOCH
ESTATE AGENTS | EST 1985

£250,000

Steve Gooch Estate Agents are delighted to offer for sale this THREE BEDROOM END TERRACED CHARACTER COTTAGE DATING BACK TO CIRCA 1890, situated in a POPULAR VILLAGE LOCATION and benefitting from LPG CENTRAL HEATING, DOUBLE GLAZING and ENCLOSED GARDENS.

The property comprises of KITCHEN/DINING ROOM, LOUNGE, CONSERVATORY and BATHROOM to the ground floor with THREE BEDROOMS 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 wooden gate, opening onto a block-paved pathway and patio area, which guide you to the stable-style front door with a glazed panel inset. This entrance leads directly into the:

KITCHEN/DINING ROOM

13'07 x 10'11 (4.14m x 3.33m)

Belfast style sink with wooden worktops, drainer inset, base and wall mounted units, space for dishwasher, space for automatic washing machine, space for range cooker and freestanding fridge/freezer, exposed ceiling beams, ceiling light, cooker hood, Gigaclear point, power points, two double radiators, stairs to the first floor, tiled flooring, front aspect upvc double glazed window overlooking the garden with views towards forest and woodland in the distance, wooden thumb latch doors giving access into:

BATHROOM

11'00 x 6'08 (3.35m x 2.03m)

White suite with modern side panel bath and tiled surrounds, electric shower fitted over, pedestal wash hand basin, low level w.c, half tiled walls, tiled flooring, double radiator, two side aspect upvc obscure double glazed windows, thumb latch door giving access into a storage/boiler cupboard housing the LPG central heating and domestic hot water boiler.

LOUNGE

13'10 x 11'00 (4.22m x 3.35m)

Feature brick fireplace with stone hearth and inset wood burning stove, feature brick arch over, alcove shelving to either side, exposed ceiling beams, ceiling light, quarry tiled flooring, double radiator, power points, exposed timber skirting boards, timber lintels over doors and windows, rear aspect steel crittall window opening into the conservatory, glazed panel French doors open into the:

CONSERVATORY

10'06 x 10'03 (3.20m x 3.12m)

Brick and upvc construction with obscure polycarbonate roof, roof vent, exposed timber skirting boards, tiled flooring, power points, double glazed windows to all sides, French doors opening onto the garden with views overlooking Lower Lydbrook, forest and woodland in the distance.

From the kitchen, stairs lead up to the first floor:

LANDING

Front aspect upvc double glazed window overlooking the garden with views towards forest and woodland, ceiling light, wooden thumb latch door into:

BEDROOM ONE

13'11 x 11'01 (4.24m x 3.38m)

Ceiling light, exposed timber floorboards, single radiator, chimney breast with alcoves to either side, power points, front aspect double glazed window overlooking the garden with views towards forest and woodland.

A further landing with original floorboards, exposed timber lintels, single radiator, ceiling light, front aspect double glazed window overlooking the garden with views towards forest and woodland, wooden thumb latch doors into:

BEDROOM TWO

11'01 x 8'04 (3.38m x 2.54m)

Ceiling light, single radiator, power points, quarry tiled window ledge, built-in over stairs storage cupboard, two rear aspect upvc double glazed windows.

BEDROOM THREE

12'05 x 6'09 (3.78m x 2.06m)

Provision for ceiling light, single radiator, exposed timber floorboards, access to roof space, front aspect upvc double glazed window overlooking the garden with views towards forest and woodland.

OUTSIDE

Gated access leads to a block-paved patio and seating area, perfect for outdoor relaxation with a door to a store cupboard. A lawned area accommodates the LPG storage tank, with an additional patio seating area situated at the bottom of the garden. The space is enclosed by fencing and hedging, with a charming brook running along the lower boundary.

DIRECTIONS

From the Mitcheldean office proceed out of the village in the direction of the A4136 taking the second exit at the mini roundabout. Continue up and over Plump Hill, at the Nailbridge traffic lights turn right signposted Ruardean and Drybrook. Continue along the Morse Road in to the village of Ruardean. Continue along through the village taking a turning left sign posted to The Pludds and Lydbrook. Follow the road all the way until you reach the T-Junction with the B4234. Turn right and proceed towards Lower Lydbrook, turning right in to Mill Row, then follow the road where the property can be found on the left hand side.

SERVICES

Mains Electric, Water & Drainage. LPG.

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).

