



Rowancote Bailey Hill
Lydney GL15 4RS



STEVE GOOCH
ESTATE AGENTS | EST 1985

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£395,000

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OPEN TO OFFERS This four bedroom detached dormer bungalow is situated on a spacious 0.22 acre plot, offering ample outdoor space for various uses. The property features a large garage/workshop area, perfect for storing tools, equipment, or even converting into a hobby space. The expansive driveway can accommodate several cars and even a caravan, providing plenty of parking options for homeowners and guests.

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The village of Yorkley offers a number of amenities to include a shop, post office, public houses, church, health centre and school.

The neighbouring town of Lydney has a range of amenities to include shops, post office, banks, supermarkets, service station, health centre, local hospital, primary and secondary education, sport centre and the A48 allowing access to Gloucester 22 miles and Chepstow 11 miles.



The property is accessed via a partly glazed upvc double glazed door into:

PORCH

5'08 x '4'09 (1.73m x '1.45m)

Front and side aspect upvc double glazed windows, Accessed via a partly glazed frosted upvc double glazed door. Door into:

DINING ROOM

13'05 x 19'01 (4.09m x 5.82m)

Front aspect upvc double glazed window, radiator, power points, stairs lead to the first floor. Door into:

LOUNGE

13'11 x 19'02 (4.24m x 5.84m)

Two radiators, power points, TV point, feature electric fireplace, front aspect upvc double glazed window. Rear aspect upvc double glazed sliding door.

INNER HALLWAY

Radiator. Door into:

WET ROOM

9'04 x 5'09 (2.84m x 1.75m)

Mains shower, heated towel rail, close coupled W.C, vanity unit with built in wash hand basin, shaver point, extractor, rear aspect upvc double glazed frosted window.

DRESSING ROOM AREA

8'11 x 8'00 (2.72m x 2.44m)

Various hanging rails and shelving, power points, front aspect upvc double glazed window. Opening into:

BEDROOM 1

8'08 x 8'05 (2.64m x 2.57m)

Radiator, power points, front aspect upvc double glazed window.

BEDROOM 2

8'00 x 9'05 (2.44m x 2.87m)

Power points, radiator, rear aspect upvc double glazed window.





KITCHEN

11'00 x 16'02 (3.35m x 4.93m)

Range of wall, base and drawer mounted units, radiator, power points, built in hob with extractor fan, built in oven, stainless steel sink and drainer unit, space for fridge freezer, pantry, rear and side aspect upvc double glazed windows. Opening into:

UTILITY

7'01 x 10'00 (2.16m x 3.05m)

Range of base units, stainless steel sink and drawer unit, space for washing machine, space for tumble dryer, radiator, rear aspect upvc double glazed window. Side aspect upvc double glazed frosted door leading out to the garden.

FROM THE DINING ROOM, STAIRS LEAD TO THE FIRST FLOOR:

LANDING

Eave storage space, radiator, power points, rear aspect wooden Velux window. Door into:

BEDROOM 4

14'03 x 9'01 (4.34m x 2.77m)

Eave storage space, power points, radiator, rear aspect wooden Velux window, side aspect upvc double glazed frosted window.

W.C

5'09 x 3'06 (1.75m x 1.07m)

Close coupled W.C, wash hand basin.

BEDROOM 3

7'10 x 18'10 (2.39m x 5.74m)

Radiator, eave storage space, wardrobe space, power points, two rear aspect wooden Velux windows.

GARAGE

29'4 x 10'8 (8.94m x 3.25m)

Accessed via electric up and over door, power and lighting, storage above. Door at the rear leading into:

WORKSHOP

10'8 x 10'7 (3.25m x 3.23m)

Power and lighting, various workbenches.



FRONT GARDEN

To the front of the property you have parking for several vehicles, lawned area, patio slab, steps up to front door.

REAR GARDEN

Borders, low maintenance, lawned area, large garden.

SERVICES

Mains water, mains drainage, mains electric, oil.

WATER RATES

To be advised.

LOCAL AUTHORITY

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

TENURE

Freehold.

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.

DIRECTIONS

Upon reaching the village of Yorkley, with the doctors surgery on your left, continue down Bailey Hill where the property can be found on your left hand side via our 'For Sale' board.

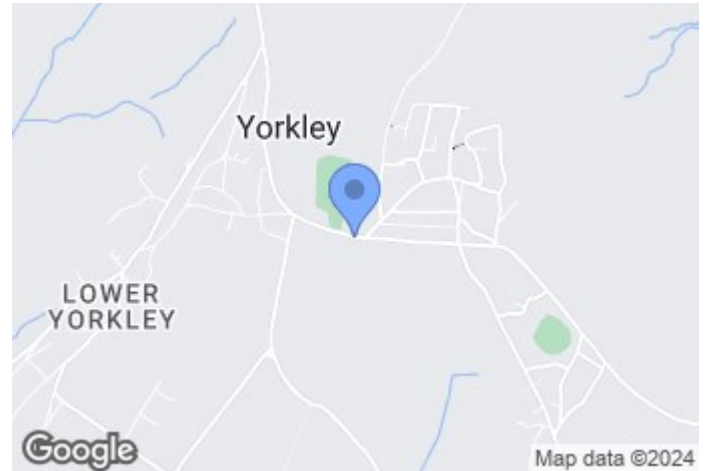
PROPERTY SURVEYS

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

AWAITING VENDOR APPROVAL

These details are yet to be approved by the vendor. Please contact the office for verified details.







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