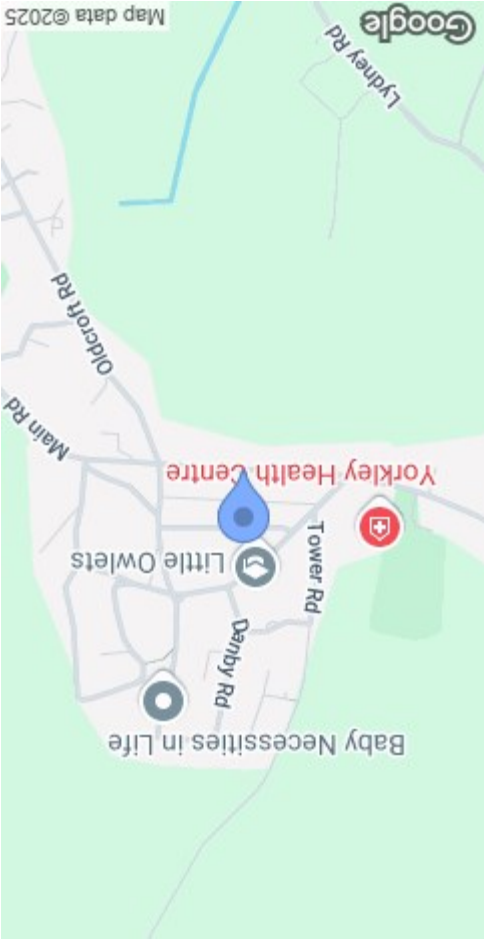


MISREPRESENTATION DISCLAIMER
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased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

Energy Efficiency Rating		Current	Target
Very energy efficient - low running costs		A	
Energy efficient - low running costs		B	
Decent energy efficiency - average running costs		C	
Average energy efficiency - above average running costs		D	
Below average energy efficiency - high running costs		E	
Poor energy efficiency - very high running costs		F	
Very poor energy efficiency - extremely high running costs		G	
Minimum energy efficiency standard (MEES) for private rented properties from 1 April 2020		E	
Minimum energy efficiency standard (MEES) for private rented properties from 1 April 2025		C	
Minimum energy efficiency standard (MEES) for private rented properties from 1 April 2030		B	
Minimum energy efficiency standard (MEES) for private rented properties from 1 April 2035		A	
Minimum energy efficiency standard (MEES) for private rented properties from 1 April 2040		A	
Minimum energy efficiency standard (MEES) for private rented properties from 1 April 2045		A	
Minimum energy efficiency standard (MEES) for private rented properties from 1 April 2050		A	
Minimum energy efficiency standard (MEES) for private rented properties from 1 April 2055		A	
Minimum energy efficiency standard (MEES) for private rented properties from 1 April 2060		A	
Minimum energy efficiency standard (MEES) for private rented properties from 1 April 2065		A	
Minimum energy efficiency standard (MEES) for private rented properties from 1 April 2070		A	
Minimum energy efficiency standard (MEES) for private rented properties from 1 April 2075		A	
Minimum energy efficiency standard (MEES) for private rented properties from 1 April 2080		A	
Minimum energy efficiency standard (MEES) for private rented properties from 1 April 2085		A	
Minimum energy efficiency standard (MEES) for private rented properties from 1 April 2090		A	
Minimum energy efficiency standard (MEES) for private rented properties from 1 April 2095		A	
Minimum energy efficiency standard (MEES) for private rented properties from 1 April 2100		A	



Rowancote Bailey Hill
Yorkley, Lydney GL15 4RT

Guide Price £330,000

OPEN TO OFFERS This two bedroom detached bungalow with good sized loft rooms 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.

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:

LOFT ROOM 1
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.

LOFT ROOM 2
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 confirmed

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.