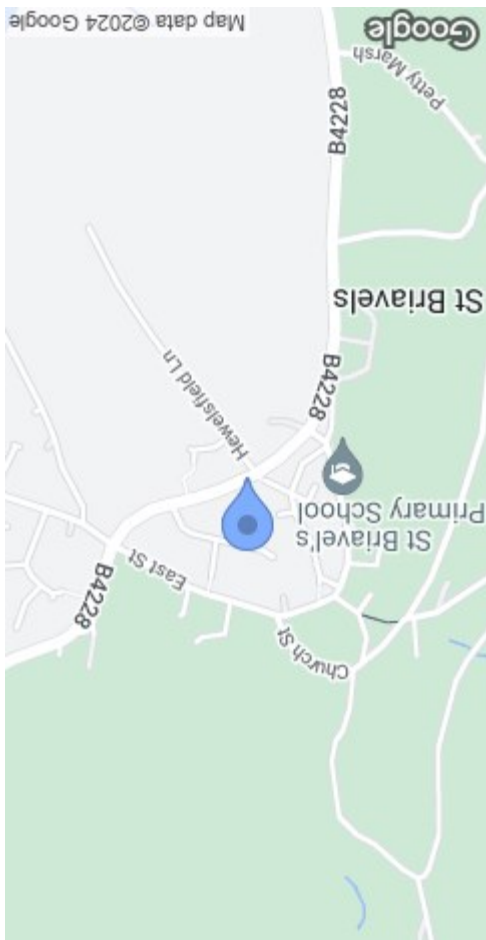




MISREPRESENTATION DISCLAIMER
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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	
Very good (new build)	A
Good	B
Decent	C
Needs improvement	D
Poor	E
Very poor	F
Very poor	G

Environmental Impact (CO ₂) Rating	
Very low	A
Low	B
Medium	C
High	D
Very high	E
Very high	F
Very high	G



Rothwell Barrowell Lane
 St. Briavels, Lydney GL15 6TP

£435,000

WELL PRESENTED FOUR BEDROOM HOUSE LOCATED IN THE SOUGHT AFTER AREA OF ST. BRIAVELS. WITH FOUR DOUBLE BEDROOMS, AMPLE LIVING SPACE, PARKING FOR SEVERAL VEHICLES, GARAGE AND PRIVATE GARDENS.

Accommodation comprising of Entrance Hall, Cloakroom, Lounge, Kitchen, Dining Room, Conservatory, Utility Room, Bathroom, En-Suite Shower Room.

The village of St Briavels is a sought after location in the Forest of dean, offering local amenities to include primary school, church, castle and pub. It is high above the Wye Valley between Monmouth and Chepstow and although rural and peaceful is also easily accessible to the A40/A48 and the M4/M5/M50.



Accessed via partly glazed upvc double door into:

ENTRANCE HALL

Stairs to first floor landing, double radiator, power points, BT point, partly glazed door into:

LOUNGE

16'5 x 15'11 (5.00m x 4.85m)

Gas fire, front and side aspect upvc double glazed windows, side aspect UPVC patio doors to front garden, TV point, double radiator.

KITCHEN

12'10 x 12'4 (3.91m x 3.76m)

Range of base, wall and drawer units, worktop, stainless steel sink and drainer unit with tap over, integrated fridge, integrated dishwasher, built-in oven, ceramic hob, extractor hood, front aspect upvc double glazed window.

UTILITY ROOM

12'4 x 4'1 (3.76m x 1.24m)

Stainless steel sink and drainer unit, power points, upvc double glazed door to garden, rear aspect upvc double glazed window, Worcester combi boiler, space for tumble dryer.

CLOAKROOM

7'0 x 5'6 (2.13m x 1.68m)

WC, wash hand basin with tap over, single radiator, side aspect upvc double glazed obscured glass window.

DINING ROOM

12'9 x 10'10 (3.89m x 3.30m)

Double radiator, power points, rear aspect double glazed sliding doors into:

CONSERVATORY

12'8 x 9'6 (3.86m x 2.90m)

Front and side aspect upvc double glazed windows, double glazed roof, power points, double glazed patio doors to garden.

FIRST FLOOR LANDING

Side aspect upvc double glazed window, power points, access into loft space, doors into:

BEDROOM THREE

13'9 x 7'5 (4.19m x 2.26m)

Front aspect double glazed window, double radiator, power points.

BEDROOM FOUR

10'4 x 9'0 (3.15m x 2.74m)

Front and side aspect upvc double glazed windows, power points, double radiator, door into cupboard.

BEDROOM ONE

12'4 x 12'10 (3.76m x 3.91m)

Front aspect upvc double glazed window, power points, oak door into:

EN-SUITE SHOWER ROOM

12'10 x 4'0 (3.91m x 1.22m)

Walk-in shower cubicle with mains shower over, extractor fan, heated towel rail, WC, vanity wash hand basin, rear aspect upvc double glazed window.

BATHROOM

8'7 x 7'10 (2.62m x 2.39m)

Walk-in shower cubicle with mains shower, vanity wash hand basin, WC, modern panelled bath with shower attachment, heated towel rail, side aspect upvc double glazed obscured glass window.

BEDROOM TWO

12'10 x 10'11 (3.91m x 3.33m)

Rear aspect upvc double glazed window, double radiator, power points.

OUTSIDE

FRONT GARDEN

Parking for three vehicles, patio area, lawn to front, fencing surround.

REAR GARDEN

Rear garden, patio area, surrounded by walled garden, door into garage.

GARAGE

12'0 x 10'11 (3.66m x 3.33m)

Accessed via a electric roll door, power and lighting, loft storage space above.

SERVICES

Mains electric, mains water and drainage, oil.

WATER RATES

TBC

TENURE

Freehold

LOCAL AUTHORITY

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

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 Coleford town centre proceed to the traffic lights and turn right signposted Lydney/Chepstow, continue along passing the petrol station and continue straight over at the next set of traffic lights. Continue along this road for approximately 3 - 4 miles until reaching the village of St Briavels where the property can be found on the left hand side.

PROPERTY SURVEYS

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