



12 Pine Crest Way  
Lydney GL15 6HG

**SG** | STEVE GOOCH  
ESTATE AGENTS | EST 1985

**£199,950**

A WELL-PRESENTED TWO DOUBLE BEDROOM HOME offering GARAGE AND OFF-ROAD PARKING, a CONSERVATORY, RECENTLY REFITTED SHOWER ROOM and a POPULAR VILLAGE LOCATION, available with NO ONWARD CHAIN.

This attractive and well-maintained property offers comfortable accommodation arranged over two floors and is ideally suited to first-time buyers, downsizers or buy-to-let investors. The home benefits from a stylish living room with media wall, a conservatory and a low-maintenance rear garden, all located within the popular village of Bream.





## PORCH

5'09 x 4'02 (1.75m x 1.27m)

Accessed via a partially double-glazed uPVC door. Featuring front and side-facing double-glazed upVC windows and hanging space for coats. uPVC door leading into the entrance hall.

## ENTRANCE HALLWAY

With radiator, power points and stairs rising to the first-floor landing.

## LOUNGE

16'04 x 11'09 (4.98m x 3.58m)

A well-proportioned reception room featuring wood-effect flooring, radiator, power points and television point. Feature fireplace and media wall providing space for television and entertainment units. Front-facing double-glazed uPVC window. Door leading through to the kitchen.

## KITCHEN

11'09 x 7'11 (3.58m x 2.41m)

Fitted with a range of base, wall and drawer-mounted units with rolled-edge worktops. Stainless steel single bowl sink with drainer, integrated oven with four-ring gas hob, stainless steel splashback and cooker hood. Space and plumbing for washing machine and space for fridge/freezer. Power and appliance points, part-tiled walls and inset ceiling spotlights. Rear-facing double-glazed uPVC window and door leading into the conservatory.

## CONSERVATORY

10'06 x 6'00 (3.20m x 1.83m)

With radiator and power points, side and rear-facing double-glazed uPVC windows, polycarbonate roof and sliding uPVC doors opening onto the rear garden.

## FIRST FLOOR LANDING

Providing access to both bedrooms and the shower room.



## BEDROOM ONE

9'08 x 13'10 (2.95m x 4.22m)

A double bedroom with radiator, power points and front-facing double-glazed uPVC window.

## BEDROOM TWO

6'09 x 10'09 (2.06m x 3.28m)

A further double bedroom with radiator, power points and rear-facing double-glazed uPVC window.

## SHOWER ROOM

4'09 x 7'11 (1.45m x 2.41m)

Recently refitted and comprising a walk-in shower enclosure, wash hand basin and low-level WC. Modern finishes throughout.

## OUTSIDE

To the front of the property is a block-paved driveway providing off-road parking. The garage is accessed via an up-and-over door with additional parking in front.

The rear garden is low maintenance, featuring a patio seating area and a lawn, all enclosed by fencing.

## SERVICES

Mains water, electricity and drainage connected. Heating assumed gas-fired (not tested).

## MOBILE PHONE COVERAGE/BROADBAND AVAILABILITY

It is down to each individual purchaser to make their own enquiries. However, we have provided a useful link via Rightmove and Zoopla to assist you with the latest information. In Rightmove, this information can be found under the brochures section, see "Property and Area Information" link. In Zoopla, this information can be found via the Additional Links section, see "Property and Area Information" link.



## WATER RATES

Severn Trent - rates to be advised.

## LOCAL AUTHORITY

Council Tax Band:  
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

## 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.



Measurements are approximate. Not to scale. Illustrative purposes only.  
Made with MySurvey 2020

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs (82 plus)	A		Very environmentally friendly - lower CO <sub>2</sub> emissions (82 plus)	A	
(81-91)	B		(81-91)	B	
(80-89)	C		(80-89)	C	
(79-54)	D		(79-54)	D	
(59-34)	E		(59-34)	E	
(27-18)	F		(27-18)	F	
(1-20)	G		(1-20)	G	
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

#### 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.



1 High Street, Coleford, Gloucestershire. GL16 8HA | (01594) 835566 | coleford@stevegooch.co.uk | [www.stevegooch.co.uk](http://www.stevegooch.co.uk)