



**2 Bayhead Villas, Lydbrook GL17 9PP**  
**£265,000**





## 2 Bayhead Villas, Lydbrook GL17 9PP

- Three bedroom semi-detached property
- Flexible living accommodation throughout
- Popular village location
- Deceptively spacious
- Private rear garden
- EPC D59
- Tax Band B

**£265,000**



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### Living Room

Generously sized living room with feature wood burner. Window to front aspect.

### Kitchen

Recently installed, the stylish kitchen offers ample storage in a range of floor and eye level units accompanied by integrated appliances to include electric oven, four ring electric hob and extractor over. Space for fridge freezer and table.

### Dining Room

Currently an empty space, this room is need of decoration but offers potential to be a dining room, play room, utility room or such like.

### WC

WC and wash hand basin.

### Office/Third Bedroom

Previously used as a third bedroom, this room is currently utilised as a home office. Door to the balcony which overlooks the back garden.

### Second Bedroom

Double bedroom with over stairs storage cupboard. Two windows to the front aspect.

### Bathroom

Tiled bathroom with white suite comprising WC, wash hand basin, bath and shower cubicle. Frosted window to rear aspect.

### Dressing Room/Cot Room

Currently used as a cot room, the dressing room gives a great addition to the master bedroom. Window to rear aspect.

### Master Bedroom

Situated on the fourth floor the Master bedroom benefits from ample natural light from three skylights.

### Outside

The back garden is a generous size and benefits from a combination of lawned and patio areas accompanied by a variety of mature trees, flowers, shrubs and bushes.

### Location

Situated approximately 7 miles from the traditional market town of Ross-on-Wye, the village of Lydbrook is positioned on the edge of the Wye Valley AONB with good access to Gloucester, Hereford and Bristol. Lydbrook is a lovely village with a range of amenities to include; village shop with post office, two public houses, two churches, primary school, doctors surgery, local car garage and canoeing centre. With the Forest in such close proximity it offers great access to outdoor pursuits and woodland walks. There are numerous cycleways and Pedalbikeway can be found at Cannop just under 3 miles away with various walks along the River Wye are less than a mile away.

### Material Information

Tenure: Freehold

Council tax band: B

Local authority and rates : Forest of Dean District Council - £1,626.98 (2024/25)

Electricity supply: Mains

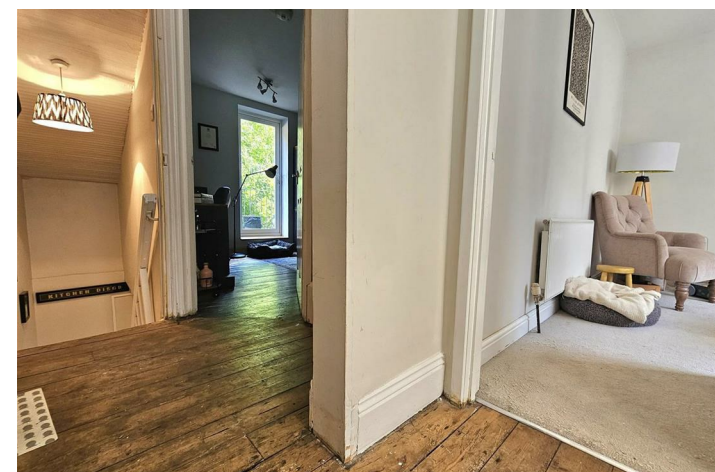
Water supply: Mains

Sewerage: Mains

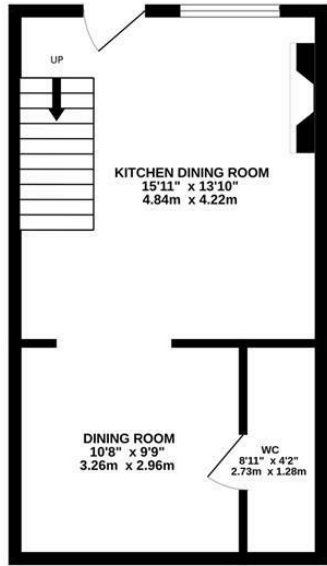
Heating: Mains gas

Broadband speed: Basic 16 Mbps, Superfast 78 Mbps

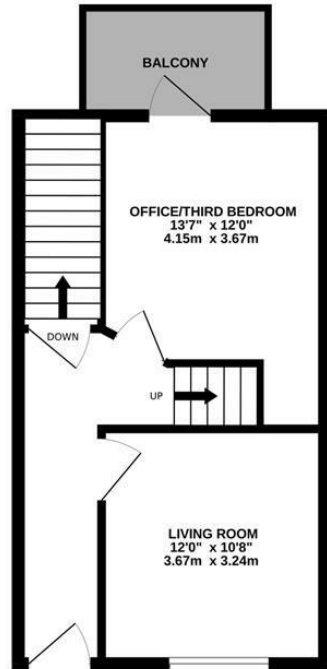
Mobile phone coverage: EE, Vodafone, Three & O2



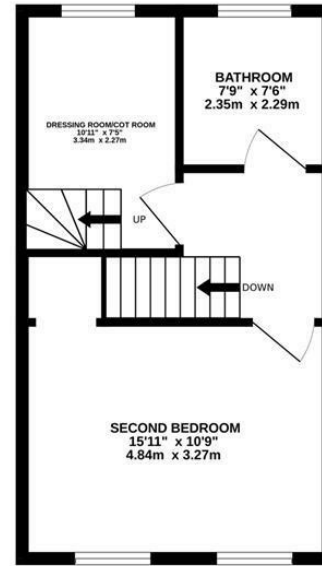
GROUND FLOOR



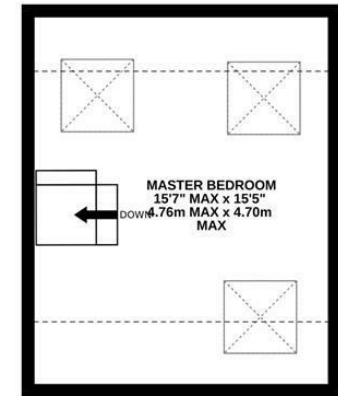
1ST FLOOR



2ND FLOOR



3RD FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.

