



1 Stone Cottage Crown Lane

Yorkley, Lydney, GL15 4TP

£225,000



VIRTUAL TOUR AVAILABLE Dean Estate Agents are delighted to bring to the market this cosy, unique two bedroom semi-detached cottage with pretty gardens and countryside views. The property boasts a quirky lounge/dining room, a kitchen with plenty of storage, two bedrooms and bathroom on the first floor and then a loft room in the attic perfect for an office or games room. The gardens are beautifully presented and have colour in different areas in all seasons, its a wonderful oasis to sit and relax in.

Situated in a quiet village location, this cottage allows for a peaceful lifestyle while still being within reach of local amenities. The surrounding countryside offers numerous opportunities for outdoor activities, making it an ideal spot for nature lovers.



Entrance Porch:

9'1" x 7'1" (2.78m x 2.17m)

A spacious entrance porch leading through to the lounge/dining room, power points, door to side aspect and windows out to garden.

Lounge/Dining Room:

23'2" x 19'10" (7.08m x 6.05m)

An open plan lounge/diner with a cosy & warm cottage feel benefiting from a wood burner and stone surround, wooden beams, carpet flooring, ceiling lights, power points, patio doors leading out to a raised patio seating area and gardens, door leading to kitchen.

Kitchen:

10'7" x 9'9" (3.25m x 2.98m)

A range of wall, base, and drawer units, one and a half bowl stainless steel sink and drainer, electric four-ring hob, and cooker, under counter fridge, window to side aspect, spotlights, tiled flooring, power points, staircase leading to landing.

First Floor Landing:

14'10" x 2'7" (4.53m x 0.81m)

Carpet flooring, lighting, wooden ladder leading to loft room.

Bedroom One:

10'9" x 10'0" (3.28m x 3.06m)

A light and airy room, built in wardrobes/storage, power points, lighting, carpet flooring.

Bedroom Two:

12'4" x 6'3" (3.76m x 1.91m)

Built in storage, window to side aspect, power points, lighting, carpet flooring.

Bathroom:

11'5" x 4'7" (3.50m x 1.42m)

Bath with electric shower attachment over, with tiled splashbacks, WC., wash hand basin, window to side aspect, carpet flooring, ceiling light.

Loft Room:

11'10" x 10'7" (3.63m x 3.25m)

Carpet flooring, velux window, power points, lighting, wooden beams.

Outside:

A lovely sunny garden with a range of patio, lawn and vegetable patch areas.

There is a pathway down the side of the cottage leading you to the entrance porch and garden.



Consumer Notes: Dean Estate Agents Ltd have prepared the information within this website/brochure with care and co-operation from the seller. It is intended to be indicative rather than definitive, without a guarantee of accuracy. Before you act upon any information provided, we request that you satisfy yourself about the completeness, accuracy, reliability, suitability or availability with respect to the website or the information, products, services, or related graphics contained on the website for any purpose. These details do not constitute any part of any Offer, Contract or Tenancy Agreement.

Photographs used for advertising purposes may not necessarily be the most recent photographs, although every effort is made to update photographs at the earliest opportunity. Any reliance you place on such information is therefore strictly at your own risk. All photographic images are under the ownership of Dean Estate Agents Ltd and therefore Dean Estate Agents retain the copyright. You must obtain permission from the owner of the images to reproduce them.

Tenanted Property – we are not always able to show the most recent condition of a property due to tenants' privacy and we may choose to show the photographs of the property when it was last vacant to at least allow clients some idea of the internal condition. Therefore, we would of course, urge you to view before making any decisions to purchase or rent the property and before any costs.

Energy Performance Certificates are supplied to us via a third party and we do not accept responsibility for the content within such reports.

PRC Certificates – Some ex-local authority properties have been repaired in recent years using the PRC Scheme wherein a certificate has been produced by a qualified property engineer. This certificate does not imply the suitability for a mortgage approval and you must satisfy yourself of the work carried out that may meet your lenders criteria.

As with leasehold property or new build development sites, you are likely to be responsible for a contribution to management charges and/or ground rent or a contribution to the development service charge. Please enquire at the time of viewing.

You may also incur fees for items such as leasehold packs and, in addition, you will also need to check the remaining length of any lease before you complete a mortgage application form. Please ask a member of our team for any help required before committing to purchase a property and incurring expense.

Road Map



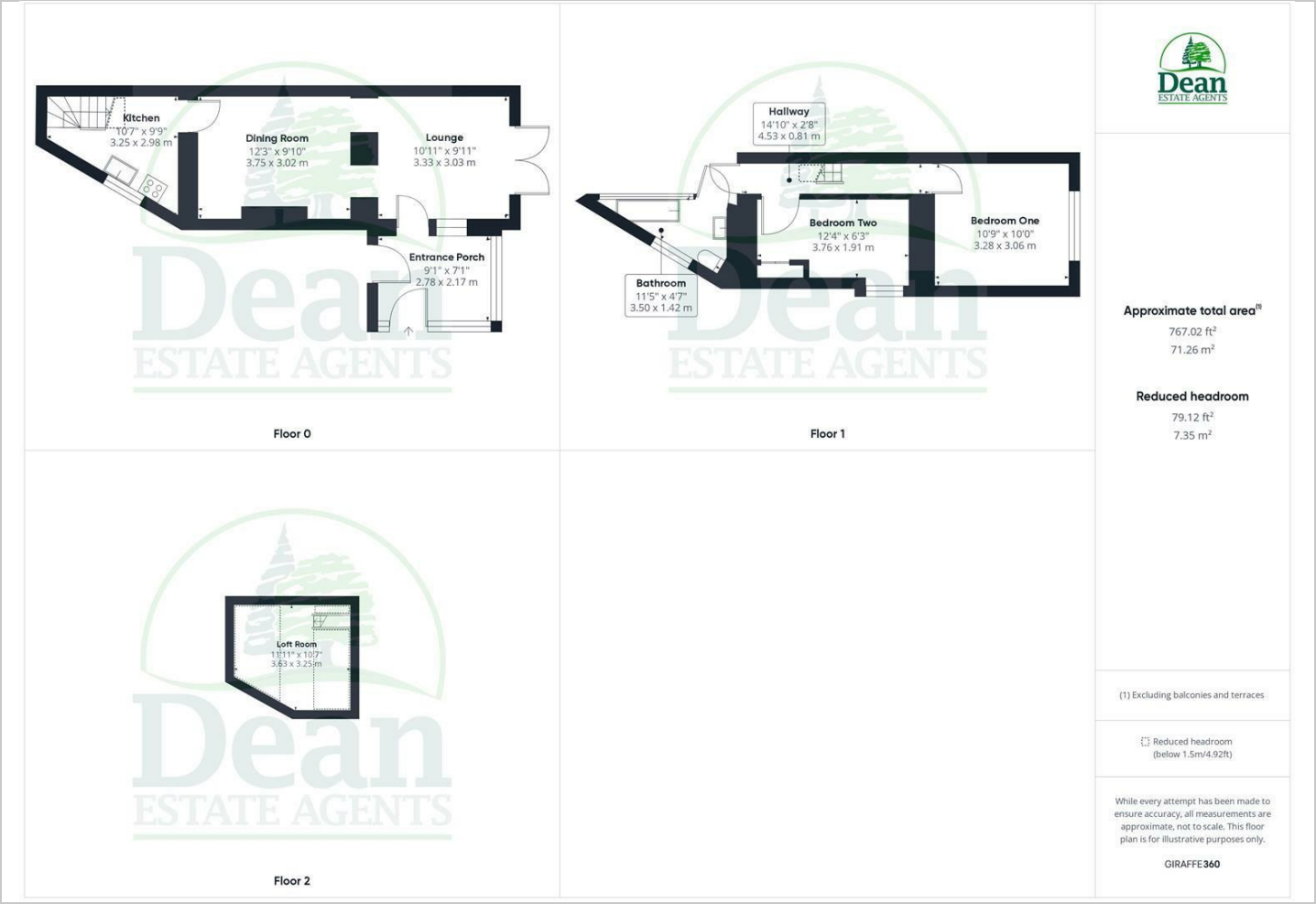
Hybrid Map



Terrain Map



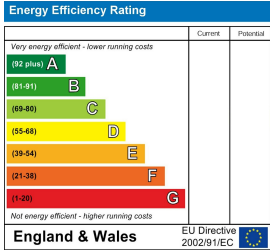
Floor Plan



Viewing

Please contact our Lydney Office on 01594 368202 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.