



**AUCTION
FOR SALE**
STEVE GOOCH
ESTATE AGENTS
01594 835566

Five Jays Crown Lane
Lydney GL15 4TP



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ESTATE AGENTS | EST 1985

Auction Guide £175,000

FOR SALE BY TRADITIONAL ONLINE AUCTION - FOR SALE BY TRADITIONAL ONLINE AUCTION - AUCTION END DATE TBC.

A THREE DOUBLE BEDROOM SEMI-DETACHED HOME set in the popular village of Yorkley, offering OFF ROAD PARKING, GARAGE and a GENEROUS TWO TIER REAR GARDEN backing onto OPEN FIELDS. The property provides WELL PROPORTIONED ACCOMMODATION throughout and represents an EXCELLENT OPPORTUNITY FOR INVESTORS, FIRST TIME BUYERS OR THOSE LOOKING TO ADD VALUE, being sold with NO ONWARD CHAIN.

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.





ENTRANCE HALLWAY

Accessed via double glazed UPVC entrance door. Rear aspect double glazed window. Radiator. Stairs rising to the first floor. Part-glazed wooden door to:

KITCHEN

17'09 x 8'09 (5.41m x 2.67m)

Fitted with a range of base and wall mounted units incorporating single drainer stainless steel sink unit. Tiled flooring. Radiator. Power points. Space and plumbing for washing machine. Space for fridge freezer and cooker. Side aspect double glazed UPVC window. Door through to:

LOUNGE

16'00 x 12'03 (4.88m x 3.73m)

Light dual aspect room with front and side aspect double glazed UPVC windows and front aspect double glazed UPVC door. Fireplace. Radiator. Power points.

SHOWER ROOM

9'10 x 5'09 (3.00m x 1.75m)

Comprising double shower cubicle with mains shower and tiled surround. Pedestal wash hand basin. Low level WC. Part tiled walls. Radiator. Side aspect double glazed frosted UPVC window.

FIRST FLOOR LANDING

Access to loft space. Power point. Doors to all bedrooms.

BEDROOM ONE

14'04 x 12'03 (4.37m x 3.73m)

Front aspect double glazed UPVC window. Radiator. Power points.

BEDROOM TWO

12'02 x 9'09 (3.71m x 2.97m)

Side aspect double glazed UPVC window. Built-in wardrobe. Airing cupboard housing radiator. Radiator. Power points.

BEDROOM THREE

12'09 x 10'02 (3.89m x 3.10m)

Side aspect double glazed UPVC window. Radiator. Power points.

OUTSIDE

To the front of the property double gates leading to driveway providing off road parking for two to three vehicles. Pathway to side entrance.

GARAGE

18'08 x 9'02 (5.69m x 2.79m)

Up and over door. Power and lighting. Personal door to rear garden.

REAR GARDEN

Arranged over two levels. Lower courtyard style area enclosed by stone walling with right of way access for neighbouring properties. External oil fired combi boiler and oil tank. Garden shed.

Steps lead up to the main garden which is laid to lawn with mature flower borders, shrubs and trees. Small pond. Enclosed by stone walling and fencing. Backing onto open fields.

AGENTS NOTE

Neighbouring property has a right of way from the rear of their property (via gate) to the front of the property. The neighbours also have a right of access from their garden to their garage over the property.

AUCTION NOTE FOR BUYERS

Traditional Online Auction Information:

Please note: this property is for sale by Traditional Online Auction. This means that exchange will occur when the online timer reaches zero (provided the seller's reserve price has been met or exceeded). The winning buyer will be legally obliged to purchase the property at their highest bid price.

Fees:

On Exchange of contracts, the buyer must pay 10% towards the purchase price of the property. £1,040 of this 10% is charged immediately online, with the remainder payable by 12 p.m. the next business day.

Pricing Information:

The Guide Price amount specified is an indication of each seller's minimum expectation. It is not necessarily the amount at which the property will sell. Each property will be offered subject to a Reserve (a figure below which the property will not be sold) which we expect will be set no more than 10% above the Guide Price amount.

Steve Gooch Estate Agents and Bamboo Auctions shall not be liable for any inaccuracies in the fees stated on this description page, in the bidding confirmation pop up or in the particulars. Buyers should check the contents of the legal pack and

special conditions for accurate information on fees.

Legal Fees:

Upon completion, the buyer shall pay the seller: 1: Search fees a minimum of £310.00, 2: £1,250.00 plus VAT being the seller's legal fees, 3: Office Copies a minimum of £21.00.

SERVICES

Mains Water, Electricity, Drainage and Oil.

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: 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

Once entering the village of Pillowell from Yorkley proceed along the high street which in turn leads to Main Road. Turn right into Crown Lane and bear around to the left hand side where the property can be found along on the right hand side via our For Sale Board.

PROPERTY SURVEYS

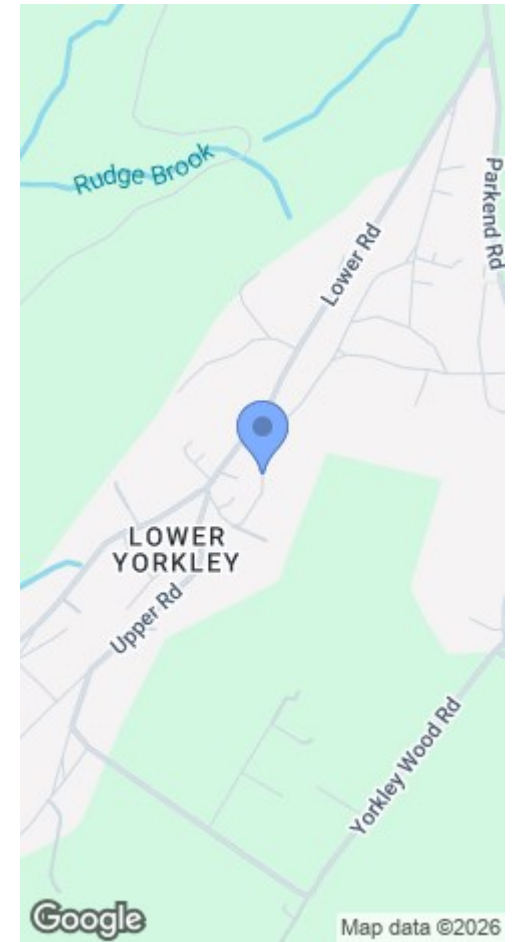
Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys)

AWAITING VENDOR APPROVAL





Measurements are approximate. Not to scale. Illustrative purposes only. Made with Mirog CS202



Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		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.



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