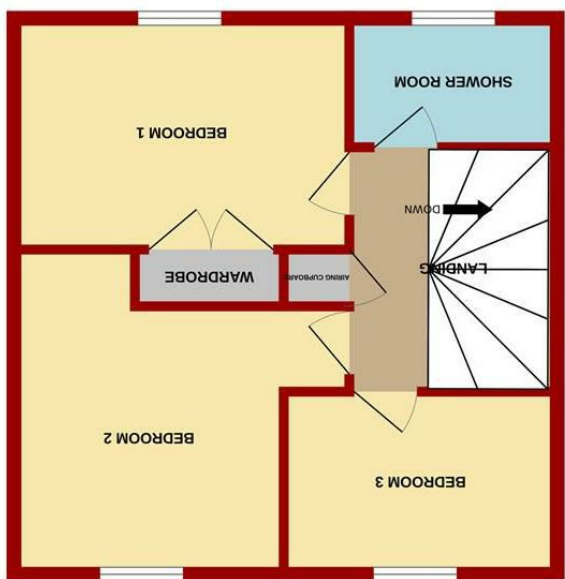




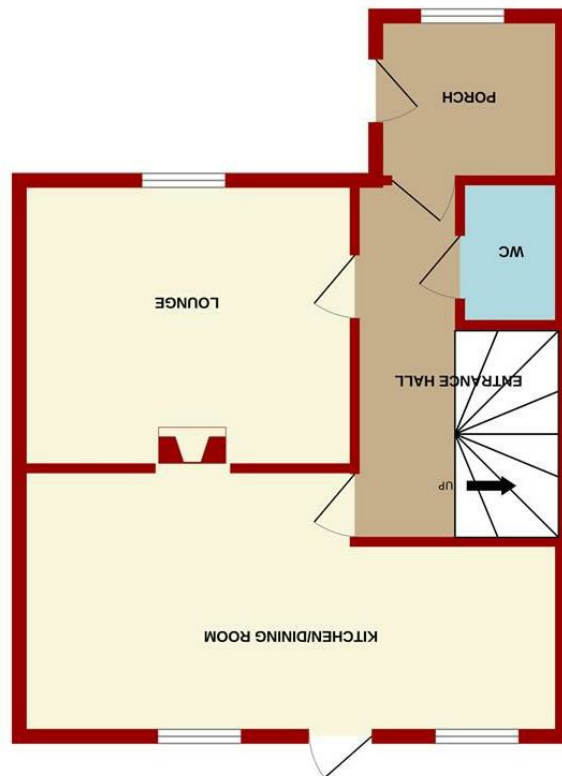
MISREPRESENTATION DISCLAIMER  
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be 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	Environmental Impact (CO <sub>2</sub> ) Rating
 A: 93-100 kWh/m <sup>2</sup> (new energy cost) B: 81-92 kWh/m <sup>2</sup> C: 69-80 kWh/m <sup>2</sup> D: 55-68 kWh/m <sup>2</sup> E: 41-54 kWh/m <sup>2</sup> F: 29-40 kWh/m <sup>2</sup> G: 17-28 kWh/m <sup>2</sup> (new energy cost)	 A: 100-120 g/kWh B: 120-140 g/kWh C: 140-160 g/kWh D: 160-180 g/kWh E: 180-200 g/kWh F: 200-220 g/kWh G: 220-250 g/kWh

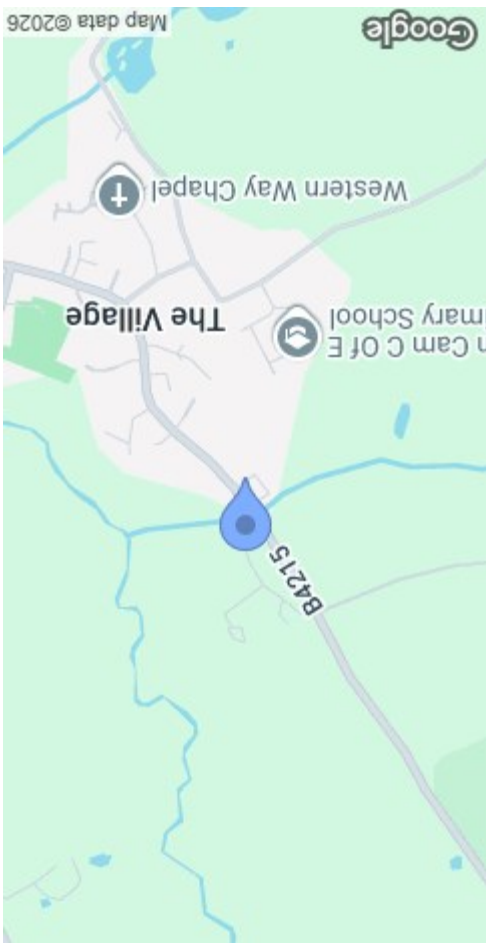
Measurements are approximate. Not to scale. Illustrative purposes only. Made with Metropix ©2026



1ST FLOOR



GROUND FLOOR



## Guide Price £219,000

A VERY WELL PRESENTED THREE BEDROOM END TERRACE HOUSE offering SPACIOUS ACCOMMODATION, OFF ROAD PARKING for TWO VEHICLES, ENCLOSED GARDENS, situated in a POPULAR VILLAGE LOCATION.

Dymock is a popular and friendly village, famous for its daffodil walks and its association with the Dymock Poets. Amenities include a parish church, public house, village hall, garage/post office, golf club and primary school. The town of Newent (4 miles approximately) has a good range of shops, supermarkets, churches, schooling, health centres and library. The City of Gloucester (12 miles approximately) has comprehensive facilities including a main line train station.

For commuters, access to the motorway network is via junction 2 of the M50 (5 miles approximately) for onward connection to the M5 linking up the Midlands and the North, Wales and the South.



Entrance via side aspect double glazed door into:

### PORCH

6'4 x 7'3 (1.93m x 2.21m)

Oil fired boiler, space for tumble dryer, shoe and coat hanging space, double glazed door into:

### ENTRANCE HALL

14'4 x 8'9 (4.37m x 2.67m)

Under stairs area, tiled floor, single radiator, spotlighting.

### CLOAKROOM

5 x 4'2 (1.52m x 1.27m)

Modern built-in toilet, vanity wash hand basin, mixer tap, cupboard below, panelled radiator, tiled floor, tiled splashbacks, consumer unit, spotlighting.

### LOUNGE

13'3 x 11'4 (4.04m x 3.45m)

Engineered oak flooring, feature cast iron log burner which is double sided to kitchen area, double radiator, wall light fittings, large front aspect window.

### KITCHEN / DINER

21'7 x 10'7 (6.58m x 3.05m, 2.13m)

Modern kitchen with a range of base and wall mounted units, wooden worktops and splashbacks, central island, tiled floor, inset spotlighting, single radiator. Integrated appliances to include oven with four ring hob and extractor fan over, fridge / freezer, dishwasher and washing machine, TV point, double sided cast iron log burner, two rear aspect windows, double glazed back doors to the garden.

FROM THE ENTRANCE HALL, A TURNING STAIRCASE LEADS TO THE FIRST FLOOR.

### LANDING

Access to roof space, door to airing cupboard with hot water tank / storage space.

### MASTER BEDROOM

13'5 x 9'5 (4.09m x 2.87m)

Additional built-in double wardrobe, modern wall panelling, wall light fittings, large front aspect window offering elevated views towards the Malvern Hills.

### BEDROOM 2

10'8 x 10'1 (3.25m x 3.07m)

Additional wardrobe recess, additional dressing table recess, inset shelving storage, TV point, wall light fittings, single radiator, rear aspect window.

### BEDROOM 3

9 x 7'2 (2.74m x 2.18m )

Single radiator, additional single wardrobe, rear aspect window.

### SHOWER ROOM

7'3 x 5'1 (2.21m x 1.55m)

Modern suite comprising of walk in p shaped shower cubicle, electric detachable shower system, fully tiled walls, built-in WC with vanity wash hand basin, mixed tap and cupboard below, chrome towel rail, extractor fan, inset spot lighting, front aspect frosted window.

### OUTSIDE

Block paved driveway suitable for parking two cars. An alleyway to the side of the property provides pedestrian access to the rear into the back garden where there is a small patio area, flat lawn, oil tank all enclosed by fencing.

### SERVICES

Mains water, electric, drainage, oil fired heating.

### 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, to be confirmed.

### LOCAL AUTHORITY

Council Tax Band: B

Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.

### TENURE

Freehold.

### 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 Newent, take the B4215 towards Dymock. Continue to the edge of the village, turning into The Crypt, where the property can be found marked with 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

These details are yet to be approved by the vendor. Please contact the office for verified details.