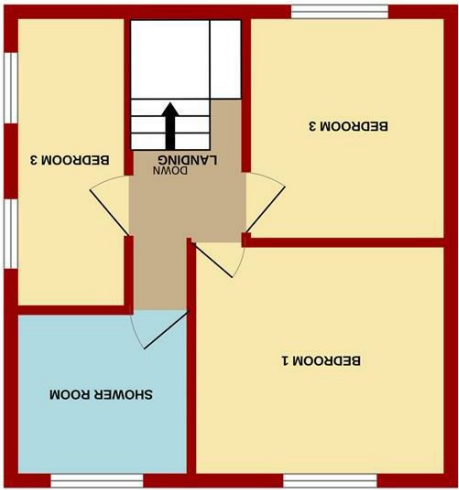
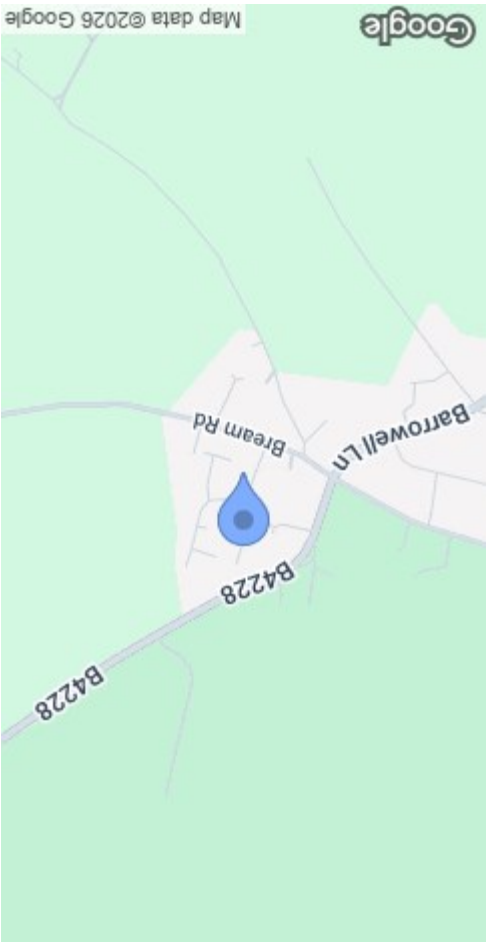


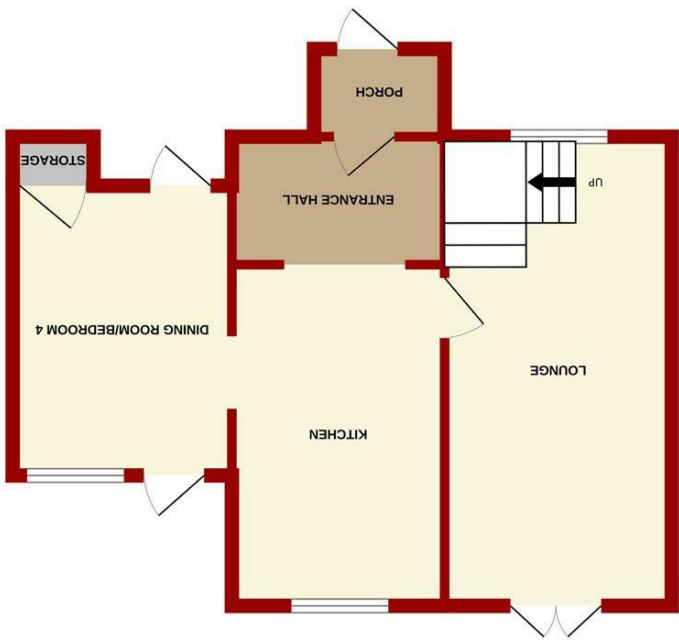
MISREPRESENTATION DISCLAIMER
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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	
Current	Future
Energy Efficiency Rating Legend	
A (92-100) Very energy efficient - low running costs	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (29-38)	
G (1-28) Not energy efficient - high running costs	
EU Directive 2002/91/EC	
England & Wales	
For non-domestic buildings - lower CO2 emissions	
2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Future
Environmental Impact (CO ₂) Rating Legend	
A (92-100) Very energy efficient - low CO2 emissions	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (29-38)	
G (1-28) Not energy efficient - high CO2 emissions	
EU Directive 2002/91/EC	
England & Wales	
For non-domestic buildings - lower CO2 emissions	
2002/91/EC	



1ST FLOOR



GROUND FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only.
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10 Smithville Close
St. Briavels, Lydney GL15 6TN

£289,950

FULLY RENOVATED THREE/FOUR BEDROOM SEMI DETACHED HOUSE SITUATED IN A HIGHLY DESIRABLE VILLAGE LOCATION, HAVING SPACIOUS LIVING ACCOMMODATION, LARGE DRIVEWAY WITH AN ABUNDANCE OF OFF ROAD PARKING AND PLEASANT ENCLOSED REAR GARDEN.

The village of St Briavels is a sought after location in the Forest of dean, offering local amenities to include ofsted outstanding primary school, church, castle and pub. It is high above the Wye Valley between Monmouth and Chepstow and although rural and peaceful is also easily accessible to the A40/A48 and the M4/M5/M50.



PORCH

6'01 x 2'07 (1.85m x 0.79m)

The property is accessed via a part double glazed composite door into the porch which has space for hanging coats and storing shoes, koi carpet, front aspect double glazed UPVC frosted window, door into:

ENTRANCE HALLWAY

6'00 x 5'11 (1.83m x 1.80m)

Radiator, carpet, power points, telephone point, opening through into:

KITCHEN

9'06 x 12'04 (2.90m x 3.76m)

Range of base, wall and drawer mounted units, rolled edge worktops, single bowl single drainer ceramic sink unit with mixer tap above, electric cooker, space and plumbing for washing machine, dishwasher, space for fridge freezer, oil fired Worcester boiler, laminate flooring, part tiled walls, power points, appliance points, airing cupboard, insert ceiling spotlights, coving, storage cupboard, rear aspect double glazed UPVC window.

BEDROOM FOUR / DINING ROOM

7'00 x 11'06 (2.13m x 3.51m)

Radiator, power points, carpet, insert ceiling spotlights, high ceiling fitted with two Velux roof lights, front and rear aspect double glazed UPVC doors, rear aspect double glazed UPVC frosted window, door into a storage cupboard, side aspect double glazed UPVC window.

LOUNGE

12'10 x 20'01 (3.91m x 6.12m)

Radiator, power points, carpet, TV point, coving, under stairs storage cupboard, front aspect double glazed UPVC window, rear aspect double glazed UPVC double doors which leads out onto the patio of the garden. Stairs leading up to the landing.

From the landing, door leading into:

BEDROOM ONE

10'02 x 10'03 (3.10m x 3.12m)

Radiator, power point, TV point, rear aspect double glazed UPVC window.

From the landing, door leading into:

BEDROOM TWO

9'07 x 8'11 (2.92m x 2.72m)

Radiator, power point, TV point, coving, front aspect double glazed UPVC window.

From the landing, door leading into:

BEDROOM THREE

6'03 x 13'07 (1.91m x 4.14m)

Radiator, power points, dual aspect double glazed UPVC windows, door into a storage cupboard, access to loft space.

Loft space has been partially converted and has roof lights and power points. Fantastic scope to create an additional bedroom if required.

From the landing, door leading into:

SHOWER ROOM

9'00 x 5'06 (2.74m x 1.68m)

Recently fitted suite with corner shower off the mains enclosed by tiling, low level WC, vanity wash hand basin unit with drawer below, inset ceiling spotlights, laminate flooring, heated towel rail, rear aspect window.

OUTSIDE

The front of the property there is a driveway with ample off road parking for 2-3 cars, raised rockery, tree and bin storage area with an outside light.

Rear garden is laid to Astro-Turf, very private with an enclosed garden, covered patio seating area, garden shed, outside tap and a gated access out to a pathway at the rear.

SERVICE

Mains water, mains drainage, mains electric, oil.

WATER RATES

Severn Trent - water.
Welsh Water - drainage.

LOCAL AUTHORITY

Council Tax Band: B
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

From Coleford, proceed to the traffic lights and turn right signposted Lydney and Chepstow, continue along until reaching the traffic lights and proceed straight over, proceed along this road for approximately 3 miles until reaching the village of St Briavels turning left into Cross Keys and then left again into Smithville Close, follow the road along where the property can be found on the right hand side.

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.

