



FREEHOLD

£250,000



SNOWS LANE COTTAGE , LOWER LYDBROOK, GL17 9NU

- **THREE BEDROOMS**
- **KITCHEN**
- **LIVING ROOM**
- **GARDENS**
- **GAS CENTRAL HEATING**
- **VIEWS TO RIVER WYE**
- **NO ONWARD CHAIN**
- **REQUIRING UPDATING AND SOME RENOVATION**

www.kjtresidential.co.uk

SNOWS LANE COTTAGE , LOWER LYDBROOK, GL17 9NU

A THREE BEDROOM DETACHED COTTAGE SITUATED IN THE SOUGHT AFTER AND PICTURESQUE VILLAGE OF LYDBROOK WITH VIEWS OVER THE RIVER WYE IN NEED OF UPDATING AND SOME RENOVATION.

Lydbrook has a good range of facilities including primary education, local shop, health care and community centre and is situated between the Wye Valley and the Forest of Dean. A wider range of facilities also available throughout the Forest of Dean including an abundance of woodland and river walks. The Severn Crossings and M4 towards London, Bristol and Cardiff are easily reached from this area along with the cities of Gloucester and Cheltenham for access onto the M5 and the Midlands.

Accommodation

Entrance Porch: With door to front.

Living Room: 17' 0" x 11' 6" (5.18m x 3.50m), Two radiators, wall lights, window to side and front with views of the River Wye.

KITCHEN: 11' 10" x 10' 4" (3.60m x 3.15m), Range of base and eye level storage units with worktop space incorporating single drainer stainless steel sink unit, with hot and cold tap over, radiator and window to side.

SIDE HALL: Stairs to first floor landing, cupboard with wall mounted gas fired boiler, door to side and access to garden.

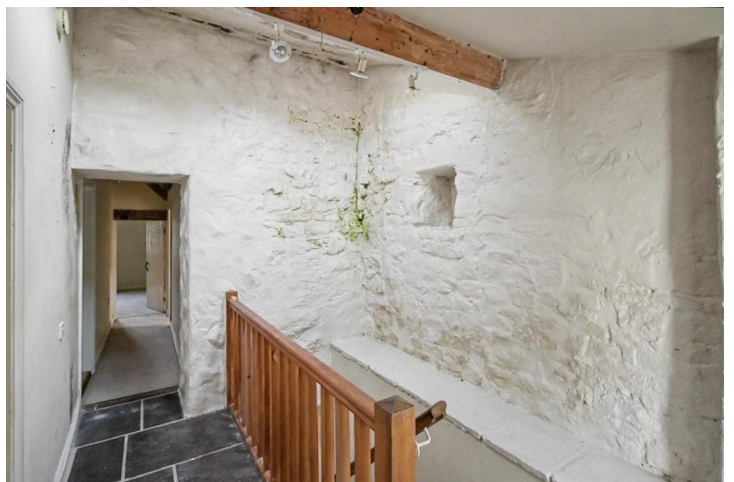


First floor landing: , Radiator, door to outside.

BEDROOM 1: 17' 0" x 11' 6" (5.18m x 3.50m), Radiator, window to front with views of River Wye.

Bedroom 2: 16' 0" x 9' 6" (4.87m x 2.89m), Radiator, French doors to rear and garden.

BEDROOM 3: 10' 0" x 8' 10" (3.05m x 2.69m), Radiator and window to side.

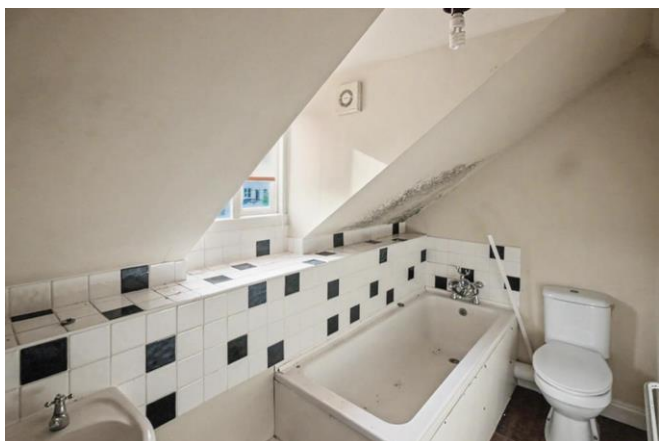


BATHROOM: Three-piece suite comprising of paneled bath, close couple W.C, wash hand basin, radiator, extractor fan and window to side.

Outside: Garden area which is sloped and has a timber constructed shed, shrubs and trees and views across the River Wye and countryside.

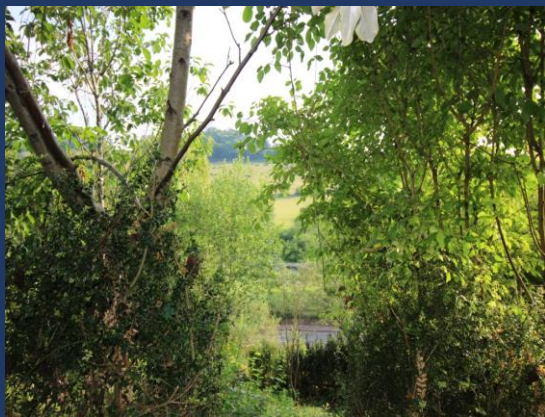
SERVICES: All main services connected to the property and any appliances listed have not been serviced or checked. The heating system and services where applicable have not been tested. This property is a renovation.

Directions: Proceed down to the bottom of Lydbrook, and the property can be found as you go round to the right, next to the footpath, there is a name on the left-hand front of the building and there is a For Sale board



IMPORTANT INFORMATION: All measurements are approximate. We have not tested any fittings, appliances or services within this property and cannot verify them to be in working order or within the Vendor/s ownership. We have not verified the tenure of the property, the type of construction or the condition thereof. Intending Purchasers should make appropriate enquiries through their own solicitor and surveyor etc., prior to exchange of contracts.

01594 833333



PASSIONATE
ABOUT
Property
SINCE 1982