



2 Bayhead Villas

Central Lydbrook, Lydbrook, GL17 9PP

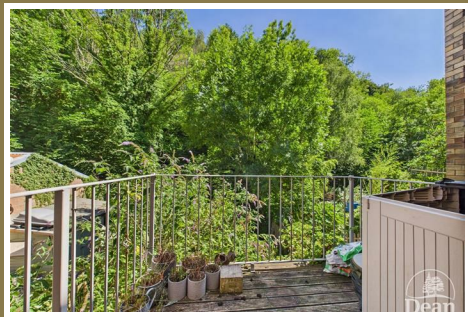
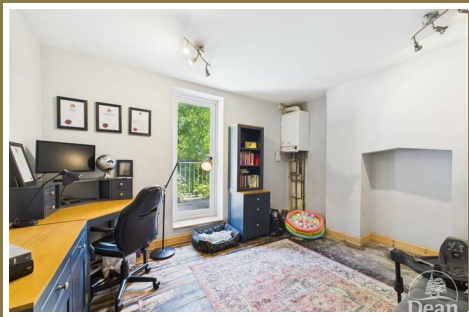
Offers Over £220,000



A charming brick-built cottage, positioned in a picturesque setting within the sought-after village of Lydbrook, in the heart of the Forest of Dean, this fantastic home offers exceptional value, with motivated sellers keen to achieve a sale, making now the perfect time to arrange your viewing.

Arranged over four floors, this characterful semi-detached home beautifully combines period features with modern-day living, offering a bright and spacious lounge with a woodburning stove, a contemporary fitted kitchen, a separate dining room recently redecorated with new flooring, and a useful cloakroom. Upstairs, the property boasts three generous double bedrooms, with the principal bedroom further benefiting from a dedicated dressing room. Outside, there is a spacious rear garden, ideal for relaxing, entertaining and enjoying the peaceful surroundings.

Lydbrook is a thriving village with a strong community atmosphere, surrounded by stunning woodland and riverside walks. The village benefits from local amenities including two popular public houses, a doctors' surgery, convenience store and regular bus services, while the nearby town of Coleford offers a wider selection of supermarkets, independent shops, cafés, a library and cinema.



Approached via UPVC double glazed front door into:

Entrance Hallway:

10'10" x 4'9" (3.32m x 1.45m)

Double panelled radiator, power & lighting, door to stairs to lower ground floor, stairs to second floor, doors to lounge & bedroom three/office.

Lounge:

10'11" x 10'9" (3.35m x 3.30m)

Generously sized lounge with feature wood burning stove, power & lighting, single panelled radiator, window to front aspect.

Office/Bedroom Three:

12'0" x 10'8" (3.67m x 3.27m)

Previously used as a third bedroom, this room is currently utilised as a home office. Door to the balcony which overlooks the back garden, boiler, power & lighting.

Lower Ground Floor:

Kitchen:

16'0" x 13'11" (4.89m x 4.25m)

A range of wall & base units accompanied by integrated appliances to include electric oven,

four ring electric hob and extractor over, ceramic sink with drainer unit, space for fridge/freezer, kitchen island, exposed stone walling, tiled flooring, tiled splashbacks, smoke alarm, window to rear aspect, UPVC double glazed door to rear garden, power & lighting, feature woodburning stove.

Dining Room:

10'9" x 10'1" (3.28m x 3.08m)

Fully redecorated and new flooring laid, power & lighting, door to cloakroom.

Cloakroom:

8'11" x 4'2" (2.74m x 1.28m)

W.C., wash hand basin, space & plumbing for washing machine & tumble drier, lighting.

Second Floor Landing:

Double panelled radiator. smoke alarm, lighting, doors to bedroom two, cot room/dressing room & bathroom.

Bedroom Two:

16'0" x 10'9" (4.89m x 3.30m)

Double bedroom with over stairs storage cupboard, two windows to the front aspect, two double panelled radiators, power & lighting.

Bathroom:

7'10" x 7'7" (2.39m x 2.33m)

Tiled bathroom with white suite comprising W.C., wash hand basin, bath, shower cubicle, frosted window to rear aspect, lighting.

Dressing Room/Cot Room:

8'6" x 7'5" (2.61m x 2.27m)

Window to rear aspect, stairs to bedroom one, double panelled radiator, power & lighting.

Bedroom One:

18'4" x 15'9" (5.60m x 4.82m)

Situated on the fourth floor bedroom one benefits from ample natural light from three skylights, double panelled radiator, wall lighting,

Outside:

The back garden is a generous size and benefits from a combination of lawn and patio areas accompanied by a variety of mature trees, flowers, shrubs and bushes.



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 Properties – 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



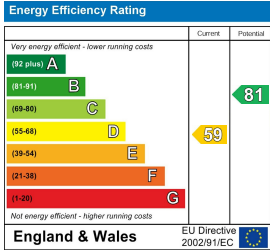
Floor Plan



Viewing

Please contact our Coleford Office on 01594 835751 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.

