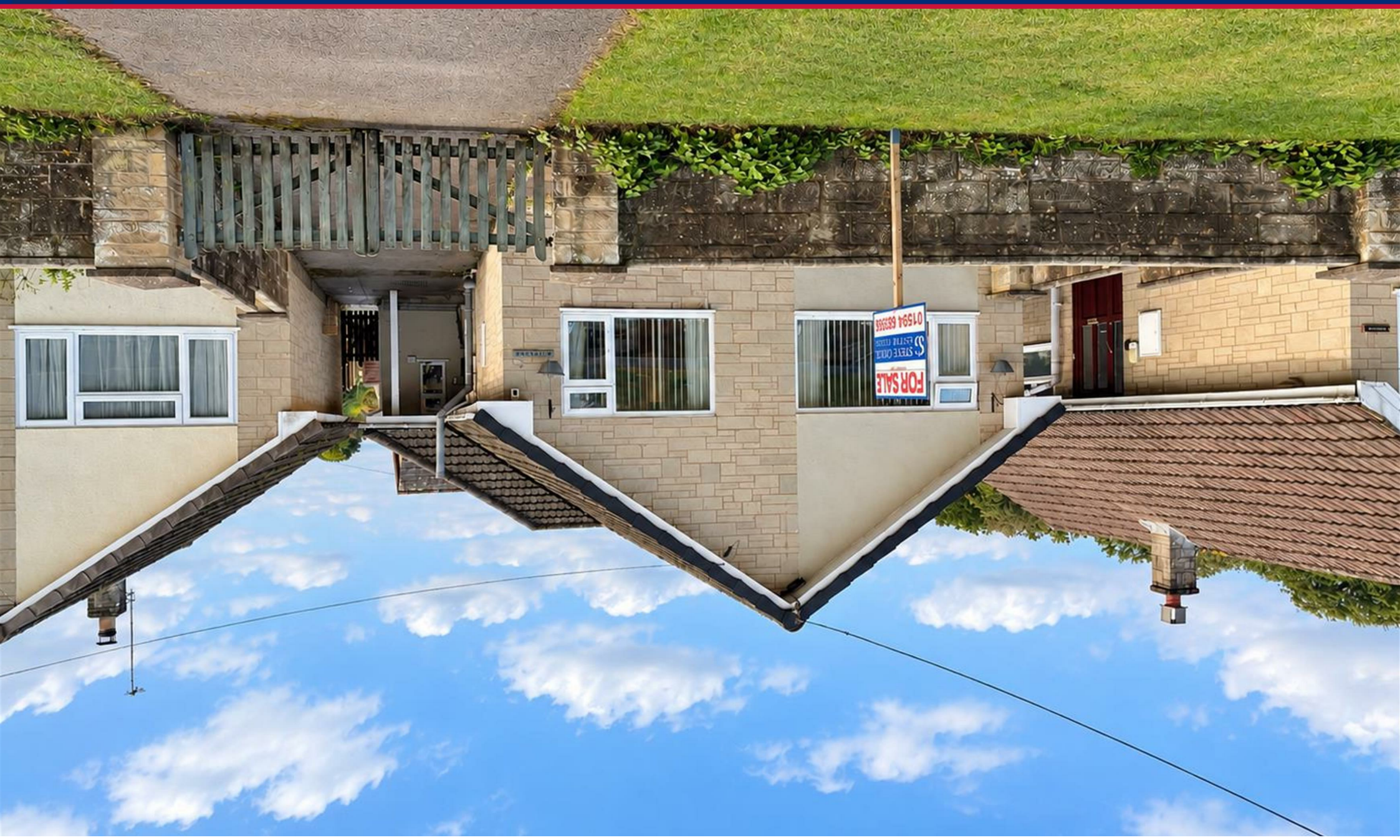
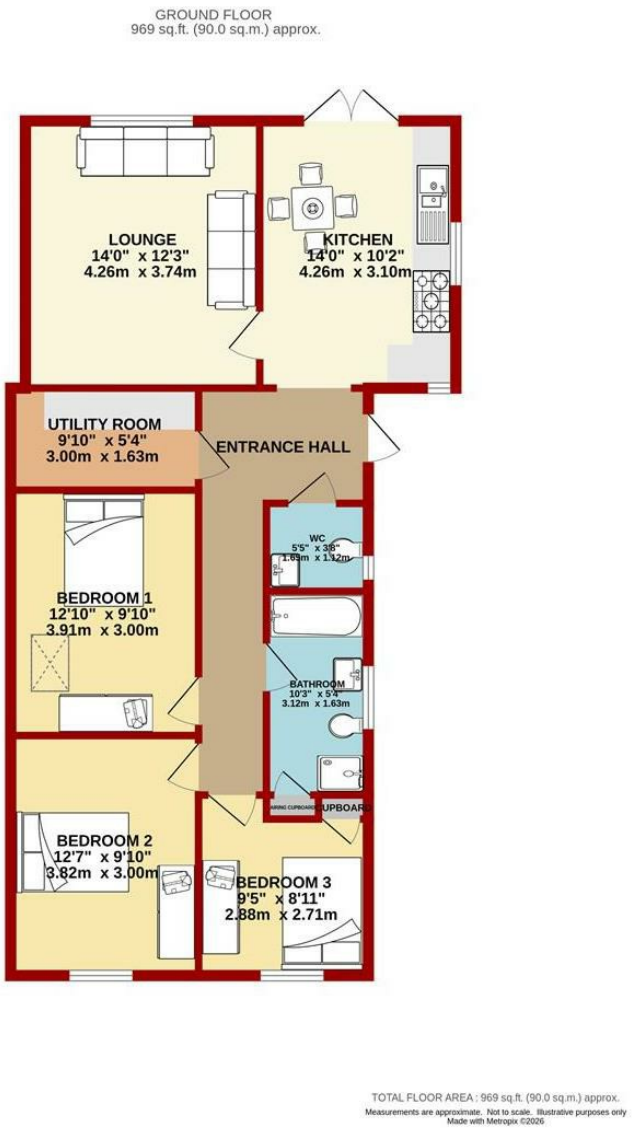
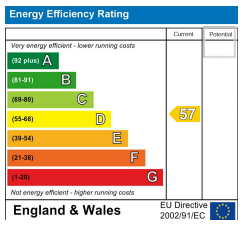
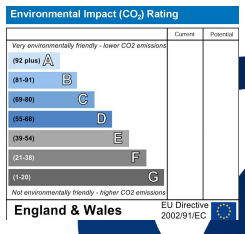
Emmalene Woodland Place
Yorkley, Lydney GL15 4SA

STEVE GOOCH
ESTATE AGENTS | EST 1985









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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£299,999

SPACIOUS THREE-BEDROOM HOME WITH GENEROUS LIVING ACCOMMODATION, MULTI-FUEL BURNER, ENCLOSED REAR GARDEN, OFF-ROAD PARKING AND WELL-PRESENTED INTERIORS THROUGHOUT.
Situated in a popular residential location, this attractive property offers bright and versatile accommodation ideal for family living, with forest walks conveniently located on the doorstep.

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 HALL
Accessed via a double-glazed uPVC entrance door leading into a welcoming hallway providing access to all principal rooms. Featuring radiator, power points and built-in PIV system controls.

CLOAKROOM/WC
5'5 x 3'7 (1.52m'1.52m x 0.91m'2.13m)
Fitted with a WC and pedestal wash hand basin. Heated towel rail, double-glazed frosted uPVC window and housing the oil-fired boiler.

KITCHEN/DINING ROOM
14'0 x 10'2 (4.27m'0.00m x 3.05m'0.61m)
A spacious and airy room accessed via an open archway from the hallway, benefiting from high ceilings and ample natural light. Fitted with a range of wall, drawer and base-mounted units with wood-effect roll-top work surfaces over and partially tiled walls with black tiled splashbacks. Incorporating a one-and-a-half bowl sink with drainer and mixer tap over, tiled flooring, integrated dishwasher, a large double range oven and space for a fridge/freezer. Double-glazed uPVC windows to the front and side elevations together with double-glazed uPVC French doors opening onto the rear garden. Ample space for a family dining table, radiator and power points.

LOUNGE
14'0 x 12'3 (4.27m'0.00m x 3.66m'0.91m)
A well-proportioned reception room featuring a double-glazed uPVC window overlooking the rear garden. Benefitting from a multi-fuel burner with back boiler, creating a cosy focal point to the room. Additional features include radiator, TV point and power points with ample space for living room furniture.

UTILITY ROOM
9'10 x 5'4 (2.74m'3.05m x 1.52m'1.22m)
Fitted with wall and base-mounted units with wood-effect work surfaces. Providing plumbing for a washing machine and tumble dryer, shelving and additional space for a freezer. Double-glazed Velux window allowing natural light, creating an excellent utility and storage area.

BATHROM
10'3 x 5'4 (3.05m'0.91m x 1.52m'1.22m)
Fully tiled and fitted with a vanity wash hand basin incorporating storage drawers and cupboards beneath, WC and mirrored shelving. Featuring a panelled bath with mixer tap and shower attachment over, together with a separate fully tiled walk-in shower enclosure with mains-connected shower. Heated towel rail, built-in storage cupboard and double-glazed frosted uPVC window.

BEDROOM ONE
12'10 x 9'10 (3.66m'3.05m x 2.74m'3.05m)
A bright and spacious double bedroom featuring a double-glazed Velux window with electric blinds. Radiator and power points.

BEDROOM TWO
12'7 x 9'10 (3.66m'2.13m x 2.74m'3.05m)
A further generous double bedroom with double-glazed uPVC window to the front elevation. Offering ample space for bedroom furniture, together with radiator and power points.

BEDROOM THREE
9'5 x 8'11 (2.74m'1.52m x 2.44m'3.35m)
A well-sized third bedroom with double-glazed uPVC window to the front elevation. Benefitting from a useful built-in storage cupboard housing the fuse box, together with radiator and power points.

OUTSIDE
To the front of the property there is a partial patio and stone-chipped area providing access to gated off-road parking and the main entrance.
The enclosed rear garden offers a combination of patio seating areas and laid-to-lawn garden, enclosed by partially newly fitted fencing. The garden also benefits from a useful storage shed and provides an ideal space for outdoor dining and entertaining.

SERVICES
Mains water, electricity and drainage.
Oil 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 RATE
Severn Trent - rates to be advised.

LOCAL AUTHORITY
Council Tax - Band C
Forest of Dean District Council

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

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