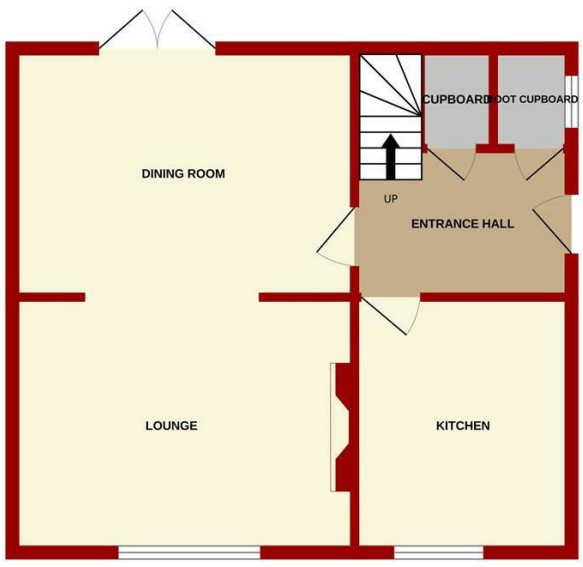
34 Council Villas
Lydbrook GL17 9QE

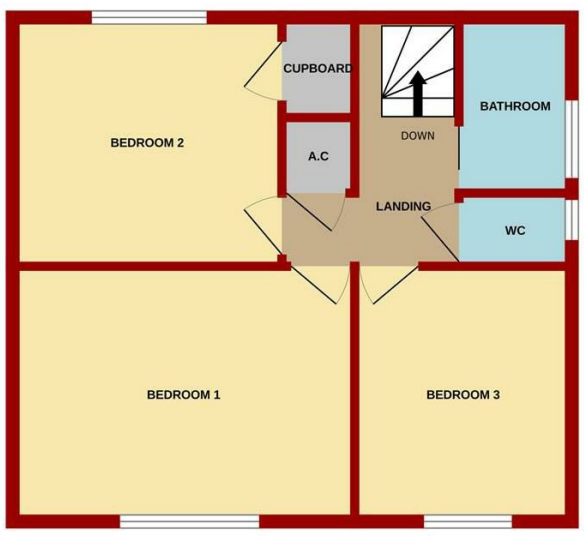
STEVE GOOCH
ESTATE AGENTS | EST 1985



GROUND FLOOR

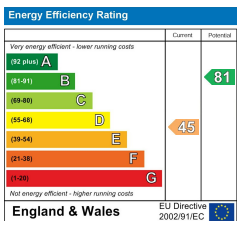


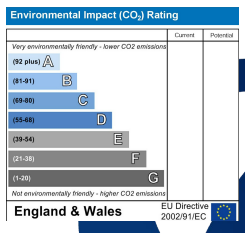
1ST FLOOR





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.

Guide Price £215,000

OFFERED WITH NO ONWARD CHAIN A SPACIOUS THREE DOUBLE BEDROOM SEMI-DETACHED PROPERTY, located within the hamlet of WORRALL HILL on the edge of LYDBROOK. The property features TWO RECEPTION ROOMS to include a SEPARATE DINING ROOM, THREE LARGE DOUBLE BEDROOMS as well as an ENCLOSED LAWNED REAR GARDEN and WOODLAND WALKS close by.

There is POTENTIAL TO CREATE OFF-ROAD PARKING with PERMISSION GRANTED for a dropped kerb. Please note that a portion of the rear garden will be retained by the current owners for development purposes.

Lydbrook Is A Village Located In The Forest Of Dean District Of Gloucestershire, England. Situated In The Western Part Of The Forest Of Dean, It Is Approximately 5 Miles (8 Kilometres) West Of The Town Of Cinderford.

Lydbrook Is Known For Its Scenic Location Along The River Wye And Its Proximity To The Beautiful Wye Valley. The Village Is Surrounded By Picturesque Woodlands, Offering Ample Opportunities For Outdoor Activities Such As Walking, Hiking, And Exploring Nature Trails. The Location Of Lydbrook Provides Easy Access To Nearby Attractions Such As Symonds Yat, A Popular Spot For Outdoor Enthusiasts, And The Forest Of Dean, Which Offers A Host Of Activities And Attractions, Including The Sculpture Trail And Puzzlewood.

Historically, Lydbrook Was A Hub Of Industry, Particularly In The Iron And Coal Mining Sectors. While The Industrial Era Has Passed, Remnants Of Its Industrial Heritage Can Still Be Seen In The Area. The Village Has A Rich History, And There Are Local Landmarks And Buildings That Reflect Its Past.

Lydbrook Offers A Range Of Amenities To Cater To The Needs Of Its Residents. These Include A Village Shop, A Primary School, A Community Centre, And A Pub. These Facilities Contribute To The Sense Of Community And Provide Opportunities For Social Interaction. The Village Hosts Various Events Throughout The Year, Including Festivals And Community Gatherings.



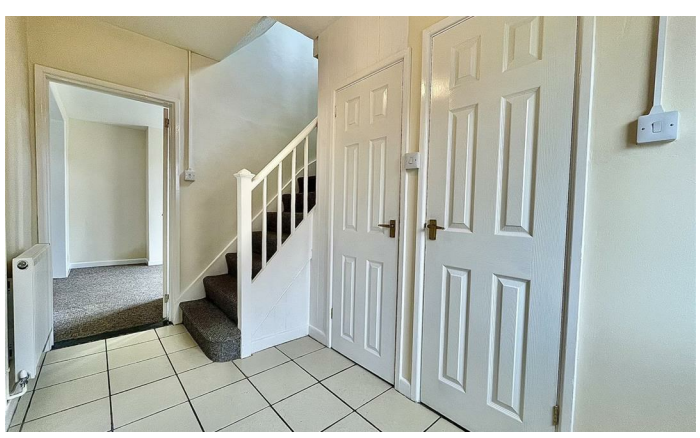












A side aspect upvc door leads into;

ENTRANCE HALL
A spacious hallway comprising a boot cupboard with side aspect window (ideal for conversion to a downstairs w.c), further under-stairs cupboard, radiator, tiled floor, phone point, stairs to first floor landing, doors lead off into the kitchen and dining room.

KITCHEN
10'10 x 7'04 (3.30m x 2.24m)
Fully fitted eye and base level modern units with laminate worktops and inset stainless steel sink with drainer, tiled splashbacks, integral electric oven with induction hob and hidden extractor above. Plumbing for a washing machine, space for fridge/freezer. Radiator, tiled floor, front aspect window.

DINING ROOM
11'00 x 10'00 (3.35m x 3.05m)
Radiator, rear aspect double French doors lead out to the garden. Opening leads through to;

LOUNGE
14'06 x 10'11 (4.42m x 3.33m)
Feature brick built fireplace with solid fuel stove that runs the heating system. Tv point, radiator, front aspect window.

LANDING
Airing cupboard with hot water immersion tank, loft hatch to insulated loft space, rear aspect window, doors lead into the three bedrooms, bathroom and separate w.c.

BEDROOM ONE
14'06 x 11'00 (4.42m x 3.35m)
A double bedroom with built in storage cupboard, radiator, front aspect window.

BEDROOM TWO
11'02 x 10'00 (3.40m x 3.05m)
A double bedroom with radiator, rear aspect window with view towards woodland in the distance.

BEDROOM THREE
11'00 x 7'07 (3.35m x 2.31m)
A double room with radiator, front aspect window.

BATHROOM
6'11 x 4'04 (2.11m x 1.32m)
Comprising a bath with tiled surround and electric shower over, pedestal handbasin with tiled splashbacks, radiator, extractor, side aspect obscured window.

SEPARATE W.C
Low level w.c, tiled walls, side aspect obscured window.

OUTSIDE
The front and side gardens are predominantly laid to gravel for ease of maintenance, with the side garden offering potential to create off-road parking for two vehicles. To the rear is a raised patio seating area and lawn, enjoying pleasant views towards the Forest.

AGENTS NOTE
The owners will be retaining a portion of ground to the rear of the property for development purposes.

DIRECTIONS
From the Mitcheldean office proceed down to the mini roundabout turning right onto the A4136, continue up and over Plump Hill and upon reaching the traffic lights at Nailbridge proceed straight over. Continue along through Brierley in the direction of Coleford, proceed up the hill and at the brow turn right signposted to Worrall Hill. The property can be found on the right hand side after the Valley Road turning.

SERVICES
Mains electricity, water and drainage. Solid fuel heating.

Openreach in area. Please visit Ofcom mobile & broadband checker to verify availability.

LOCAL AUTHORITY
Council Tax Band: B
Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.

WATER RATES
Severn Trent Water Authority - Rate to be confirmed.

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 - 6.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

PROPERTY SURVEYS
Qualified Chartered Surveyors available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).

MONEY LAUNDERING REGULATIONS
To comply with Money Laundering Regulations, prospective purchasers will be asked to produce identification documentation at the time of making an offer. We ask for your cooperation in order that there is no delay in agreeing the sale, should your offer be acceptable to the seller(s)