

11 Rocks Road
Lydbrook GL17 9RG

STEVE GOOCH
ESTATE AGENTS | EST 1985

Guide Price £210,000

NO ONWARD CHAIN A SPACIOUS THREE BEDROOM, TWO RECEPTION ROOM SEMI-DETACHED PROPERTY located on a QUIET ROAD in JOYS GREEN, LYDBROOK that would suit FIRST TIME BUYERS and FAMILIES. The home offers a SPACIOUS 15FT. LIVING ROOM with MULTI-FUEL BURNING STOVE, SEPARATE DINING ROOM, RECENTLY FITTED KITCHEN, A DOWNSTAIRS W.C, GOOD SIZE FRONT AND REAR GARDENS and OFF-ROAD PARKING FOR ONE VEHICLE.

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 7 miles (11 kms) south of the market town of Ross-on-Wye.

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.

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. The village hosts various events throughout the year, including festivals and community gatherings.















A front aspect obscured double glazed upvc door leads into:

ENTRANCE HALL
Stairs ascend to the first floor landing, radiator, built-in storage cupboard, doors lead off to the living room and kitchen.

LIVING ROOM
10'9" x 15'5" (3.28m x 4.70m)
A light and comfortable space with a feature fireplace and inset multi-fuel stove that can heat the water set on an attractive hearth, broadband point, front aspect window. A door leads through to the dining room.

DINING ROOM
9'8" x 8'10" (2.95m x 2.69m)
Radiator, rear aspect window, door leads into:

KITCHEN
9'9" x 9'9" (2.97m x 2.97m)
Comprising a range of recently fitted contemporary wall and base level units with laminate wood effect worktops and an inset sink unit with drainer. Built in appliances include an electric eye level oven, induction hob with glass splash-backs and extractor hood, fridge/freezer and dishwasher. Additionally there is space and plumbing for a washing machine, a rear aspect window and a door that leads to the side lobby.

SIDE LOBBY
An obscured double glazed upvc door leads out to the garden, space for hanging coats, a door leads into;

W.C
Comprising a low level w.c and wall mounted washbasin, tiled floor, obscured side aspect window.

LANDING
Loft hatch to loft space, obscured side aspect window, doors lead off to the three bedrooms and bathroom.

BEDROOM ONE
8'11" x 15'5" (2.72m x 4.70m)
Built-in cupboard, exposed floorboards, radiator, rear aspect window overlooking the garden.

BEDROOM TWO
10'0" x 11'11" (3.05m x 3.63m)
Radiator, pressurised hot water cylinder, front aspect window with Forest views.

BEDROOM THREE
7'7" x 9'5" (2.31m x 2.87m)
Radiator, front aspect window with Forest views.

BATHROOM
5'10" x 6'1" (1.78m x 1.85m)
Comprising a large corner bath, low level w.c and pedestal washbasin unit, radiator, obscured side aspect window.

PARKING
There is off-road parking available for one vehicle to the front of the property

OUTSIDE
To the front of the property is the driveway for parking one vehicle, and front garden with well established plants and shrubs. A gate leads onto a footpath that winds up to the front entrance and continues to the side and along to the rear garden. The west-facing rear garden is a good size and comprises a terrace seating area and lawn. There is also a good size outbuilding with power.

DIRECTIONS
Follow the A4136 out of the town of Mitcheldean in the direction of Coleford and Monmouth for approximately four miles, taking the right turn at the crossroads signposted Lydbrook. Continue along in to the village of Lydbrook, then take the right turn onto Church Road. Follow the road up the hill continuing in to Joys Green, taking the second left turning in to West View. Take the next left in to Rocks Road and then continue straight on where the property can be found on the left.

SERVICES
Mains Electricity, Water and Drainage. Air Source Heat Pump with Back Up Solid Fuel System. Solar Panels.

WATER RATES
Severn Trent Water Authority - Rate TBC

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

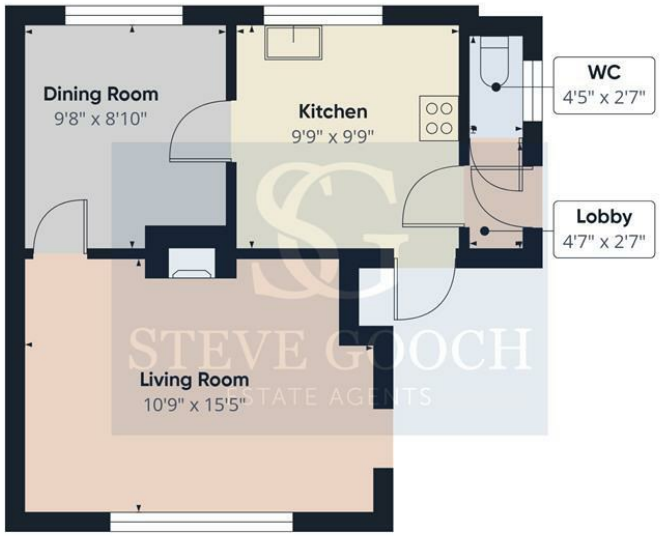
MOBILE PHONE COVERAGE / BROADBAND AVAILABILITY
It is down to each individual purchaser to make their own enquiries. However, we have provided a useful link via Rightmove and Zoopla to assist you with the latest information. In Rightmove, this information can be found under the brochures section, see "Property and Area Information" link. In Zoopla, this information can be found via the Additional Links section, see "Property and Area Information" link.

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)

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 (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).



Floor 0



Floor 1

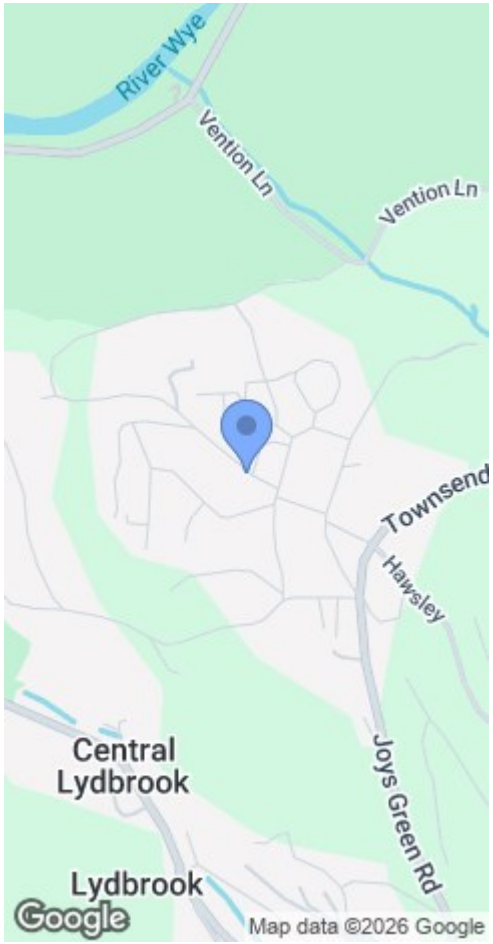
Approximate total area(1)

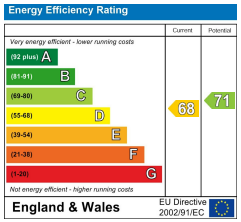
808 ft²

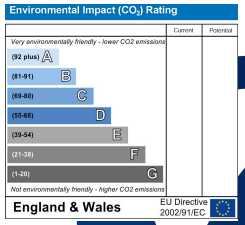
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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.