



FREEHOLD

£225,000



**5 THE YARD , CENTRAL LYDBROOK, LYDBROOK,
GLOUCESTERSHIRE, GL17 9PP**

- CHARACTER COTTAGE
- LOUNGE
- BATHROOM
- COURTYARD GARDEN
- THREE BEDROOMS
- KITCHEN/DINER
- GAS CENTRAL HEATING
- POTENTIAL HOLIDAY LET

www.kjtresidential.co.uk

5 THE YARD , CENTRAL LYDBROOK, LYDBROOK, GLOUCESTERSHIRE, GL17 9PP

A CHARMING OLD COTTAGE IN THE HEART OF THE PICTURESQUE VILLAGE OF LYDBROOK ON THE EDGE OF THE WYE VALLEY AND IDEAL AS A HOLIDAY COTTAGE, BEING CLOSE TO CANOEING AND CYCLE TRAILS.

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.

Glazed entrance door to -

Outer Hall: Tiled floor, radiator, glazed door to -

Inner Hall: Large walk-in cupboard.

Lounge: 11' 10" x 10' 2" (3.6m x 3.1m),
Fireplace, window to front, radiator.



Kitchen/Diner: 16' 5" x 8' 6" (5m x 2.6m),
Fitted at wall and base level, sink unit,
gas point, gas boiler providing central
heating and domestic hot water,
radiator, tiled splash-backs.

Rear Hall/Utility: 8' 2" x 5' 11" (2.5m x
1.8m), Sink unit, plumbing for automatic
washing machine, window.

First floor stairs to -

Landing: Access to loft.



Bedroom One: 10' 2" x 9' 10" (3.1m x 3m),
Window to front, radiator.

Bedroom Two: 11' 2" x 8' 6" (3.4m x 2.6m),
Window to rear, radiator, airing cupboard.

Bedroom Three: 10' 6" x 5' 11" (3.2m x 1.8m),
Window to front, radiator.

Bathroom: Three piece suite, window to rear,
radiator, Mira over-bath shower, tiling to wall.

Outside: To the front is a paved enclosed area
and to the rear is a courtyard garden

Services: All main services connected to the
property. The heating system and services
where applicable have not been tested.



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 823033



PASSIONATE
ABOUT
Property
SINCE 1982