

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.

England & Wales	
EU Directive 2002/91/EC	2002/91/EC
Very energy efficient - low energy code	Very energy efficient - low energy code
A	A
01-47 kWh/m ² x 100	01-47 kWh/m ² x 100
B	B
48-61 kWh/m ² x 100	48-61 kWh/m ² x 100
C	C
62-85 kWh/m ² x 100	62-85 kWh/m ² x 100
D	D
86-105 kWh/m ² x 100	86-105 kWh/m ² x 100
E	E
106-125 kWh/m ² x 100	106-125 kWh/m ² x 100
F	F
126-155 kWh/m ² x 100	126-155 kWh/m ² x 100
G	G
156-185 kWh/m ² x 100	156-185 kWh/m ² x 100
Very energy inefficient - high energy code	Very energy inefficient - high energy code
H	H
186-215 kWh/m ² x 100	186-215 kWh/m ² x 100
I	I
216-255 kWh/m ² x 100	216-255 kWh/m ² x 100
J	J
256-300 kWh/m ² x 100	256-300 kWh/m ² x 100
K	K
301-350 kWh/m ² x 100	301-350 kWh/m ² x 100
L	L
351-400 kWh/m ² x 100	351-400 kWh/m ² x 100
M	M
401-450 kWh/m ² x 100	401-450 kWh/m ² x 100
N	N
451-500 kWh/m ² x 100	451-500 kWh/m ² x 100
O	O
501-550 kWh/m ² x 100	501-550 kWh/m ² x 100
P	P
551-600 kWh/m ² x 100	551-600 kWh/m ² x 100
Q	Q
601-650 kWh/m ² x 100	601-650 kWh/m ² x 100
R	R
651-700 kWh/m ² x 100	651-700 kWh/m ² x 100
S	S
701-750 kWh/m ² x 100	701-750 kWh/m ² x 100
T	T
751-800 kWh/m ² x 100	751-800 kWh/m ² x 100
U	U
801-850 kWh/m ² x 100	801-850 kWh/m ² x 100
V	V
851-900 kWh/m ² x 100	851-900 kWh/m ² x 100
W	W
901-950 kWh/m ² x 100	901-950 kWh/m ² x 100
X	X
951-1000 kWh/m ² x 100	951-1000 kWh/m ² x 100
Y	Y
1001-1050 kWh/m ² x 100	1001-1050 kWh/m ² x 100
Z	Z
1051-1100 kWh/m ² x 100	1051-1100 kWh/m ² x 100
AA	AA
1101-1150 kWh/m ² x 100	1101-1150 kWh/m ² x 100
AB	AB
1151-1200 kWh/m ² x 100	1151-1200 kWh/m ² x 100
AC	AC
1201-1250 kWh/m ² x 100	1201-1250 kWh/m ² x 100
AD	AD
1251-1300 kWh/m ² x 100	1251-1300 kWh/m ² x 100
AE	AE
1301-1350 kWh/m ² x 100	1301-1350 kWh/m ² x 100
AF	AF
1351-1400 kWh/m ² x 100	1351-1400 kWh/m ² x 100
AG	AG
1401-1450 kWh/m ² x 100	1401-1450 kWh/m ² x 100
AH	AH
1451-1500 kWh/m ² x 100	1451-1500 kWh/m ² x 100
AI	AI
1501-1550 kWh/m ² x 100	1501-1550 kWh/m ² x 100
AJ	AJ
1551-1600 kWh/m ² x 100	1551-1600 kWh/m ² x 100
AK	AK
1601-1650 kWh/m ² x 100	1601-1650 kWh/m ² x 100
AL	AL
1651-1700 kWh/m ² x 100	1651-1700 kWh/m ² x 100
AM	AM
1701-1750 kWh/m ² x 100	1701-1750 kWh/m ² x 100
AN	AN
1751-1800 kWh/m ² x 100	1751-1800 kWh/m ² x 100
AO	AO
1801-1850 kWh/m ² x 100	1801-1850 kWh/m ² x 100
AP	AP
1851-1900 kWh/m ² x 100	1851-1900 kWh/m ² x 100
AQ	AQ
1901-1950 kWh/m ² x 100	1901-1950 kWh/m ² x 100
AR	AR
1951-2000 kWh/m ² x 100	1951-2000 kWh/m ² x 100
AS	AS
2001-2050 kWh/m ² x 100	2001-2050 kWh/m ² x 100
AT	AT
2051-2100 kWh/m ² x 100	2051-2100 kWh/m ² x 100
AU	AU
2101-2150 kWh/m ² x 100	2101-2150 kWh/m ² x 100
AV	AV
2151-2200 kWh/m ² x 100	2151-2200 kWh/m ² x 100
AW	AW
2201-2250 kWh/m ² x 100	2201-2250 kWh/m ² x 100
AX	AX
2251-2300 kWh/m ² x 100	2251-2300 kWh/m ² x 100
AY	AY
2301-2350 kWh/m ² x 100	2301-2350 kWh/m ² x 100
AZ	AZ
2351-2400 kWh/m ² x 100	2351-2400 kWh/m ² x 100
BA	BA
2401-2450 kWh/m ² x 100	2401-2450 kWh/m ² x 100
BB	BB
2451-2500 kWh/m ² x 100	2451-2500 kWh/m ² x 100
BC	BC
2501-2550 kWh/m ² x 100	2501-2550 kWh/m ² x 100
BD	BD
2551-2600 kWh/m ² x 100	2551-2600 kWh/m ² x 100
BE	BE
2601-2650 kWh/m ² x 100	2601-2650 kWh/m ² x 100
BF	BF
2651-2700 kWh/m ² x 100	2651-2700 kWh/m ² x 100
BG	BG
2701-2750 kWh/m ² x 100	2701-2750 kWh/m ² x 100
BH	BH
2751-2800 kWh/m ² x 100	2751-2800 kWh/m ² x 100
BI	BI
2801-2850 kWh/m ² x 100	2801-2850 kWh/m ² x 100
BJ	BJ
2851-2900 kWh/m ² x 100	2851-2900 kWh/m ² x 100
BK	BK
2901-2950 kWh/m ² x 100	2901-2950 kWh/m ² x 100
BL	BL
2951-3000 kWh/m ² x 100	2951-3000 kWh/m ² x 100
BM	BM
3001-3050 kWh/m ² x 100	3001-3050 kWh/m ² x 100
BN	BN
3051-3100 kWh/m ² x 100	3051-3100 kWh/m ² x 100
BO	BO
3101-3150 kWh/m ² x 100	3101-3150 kWh/m ² x 100
BP	BP
3151-3200 kWh/m ² x 100	3151-3200 kWh/m ² x 100
BQ	BQ
3201-3250 kWh/m ² x 100	3201-3250 kWh/m ² x 100
BR	BR
3251-3300 kWh/m ² x 100	3251-3300 kWh/m ² x 100
BS	BS
3301-3350 kWh/m ² x 100	3301-3350 kWh/m ² x 100
BT	BT
3351-3400 kWh/m ² x 100	3351-3400 kWh/m ² x 100
BU	BU
3401-3450 kWh/m ² x 100	3401-3450 kWh/m ² x 100
BV	BV
3451-3500 kWh/m ² x 100	3451-3500 kWh/m ² x 100
BW	BW
3501-3550 kWh/m ² x 100	3501-3550 kWh/m ² x 100
BX	BX
3551-3600 kWh/m ² x 100	3551-3600 kWh/m ² x 100
BY	BY
3601-3650 kWh/m ² x 100	3601-3650 kWh/m ² x 100
BZ	BZ
3651-3700 kWh/m ² x 100	3651-3700 kWh/m ² x 100
CA	CA
3701-3750 kWh/m ² x 100	3701-3750 kWh/m ² x 100
CB	CB
3751-3800 kWh/m ² x 100	3751-3800 kWh/m ² x 100
CC	CC
3801-3850 kWh/m ² x 100	3801-3850 kWh/m ² x 100
CD	CD
3851-3900 kWh/m ² x 100	3851-3900 kWh/m ² x 100
CE	CE
3901-3950 kWh/m ² x 100	3901-3950 kWh/m ² x 100
CF	CF
3951-4000 kWh/m ² x 100	3951-4000 kWh/m ² x 100
CG	CG
4001-4050 kWh/m ² x 100	4001-4050 kWh/m ² x 100
CH	CH
4051-4100 kWh/m ² x 100	4051-4100 kWh/m ² x 100
CI	CI
4101-4150 kWh/m ² x 100	4101-4150 kWh/m ² x 100
CJ	CJ
4151-4200 kWh/m ² x 100	4151-4200 kWh/m ² x 100
CK	CK
4201-4250 kWh/m ² x 100	4201-4250 kWh/m ² x 100
CL	CL
4251-4300 kWh/m ² x 100	4251-4300 kWh/m ² x 100
CM	CM
4301-4350 kWh/m ² x 100	4301-4350 kWh/m ² x 100
CN	CN
4351-4400 kWh/m ² x 100	4351-4400 kWh/m ² x 100
CO	CO
4401-4450 kWh/m ² x 100	4401-4450 kWh/m ² x 100
CP	CP
4451-4500 kWh/m ² x 100	4451-4500 kWh/m ² x 100
CQ	CQ
4501-4550 kWh/m ² x 100	4501-4550 kWh/m ² x 100
CR	CR
4551-4600 kWh/m ² x 100	4551-4600 kWh/m ² x 100
CS	CS
4601-4650 kWh/m ² x 100	4601-4650 kWh/m ² x 100
CT	CT
4651-4700 kWh/m ² x 100	4651-4700 kWh/m ² x 100
CU	CU
4701-4750 kWh/m ² x 100	4701-4750 kWh/m ² x 100
CV	CV
4751-4800 kWh/m ² x 100	4751-4800 kWh/m ² x 100
CW	CW
4801-4850 kWh/m ² x 100	4801-4850 kWh/m ² x 100
CX	CX
4851-4900 kWh/m ² x 100	4851-4900 kWh/m ² x 100
CY	CY
4901-4950 kWh/m ² x 100	4901-4950 kWh/m ² x 100
CZ	CZ
4951-5000 kWh/m ² x 100	4951-5000 kWh/m ² x 100
DA	DA
5001-5050 kWh/m ² x 100	5001-5050 kWh/m ² x 100
DB	DB
5051-5100 kWh/m ² x 100	5051-5100 kWh/m ² x 100
DC	DC
5101-5150 kWh/m ² x 100	5101-5150 kWh/m ² x 100
DD	DD
5151-5200 kWh/m ² x 100	5151-5200 kWh/m ² x 100
DE	DE
5201-5250 kWh/m ² x 100	5201-5250 kWh/m ² x 100
DF	DF
5251-5300 kWh/m ² x 100	5251-5300 kWh/m ² x 100
DG	DG
5301-5350 kWh/m ² x 100	5301-5350 kWh/m ² x 100
DH	DH
5351-5400 kWh/m ² x 100	5351-5400 kWh/m ² x 100
DI	DI
5401-5450 kWh/m ² x 100	5401-5450 kWh/m ² x 100
DJ	DJ
5451-5500 kWh/m ² x 100	5451-5500 kWh/m ² x 100
DK	DK
5501-5550 kWh/m ² x 100	5501-5550 kWh/m ² x 100
DL	DL
5551-5600 kWh/m ² x 100	5551-5600 kWh/m ² x 100
DM	DM
5601-5650 kWh/m ² x 100	5601-5650 kWh/m ² x 100
DN	DN
5651-5700 kWh/m ² x 100	5651-5700 kWh/m ² x 100
DO	DO
5701-5750 kWh/m ² x 100	5701-5750 kWh/m ² x 100
DP	DP
5751-5800 kWh/m ² x 100	5751-5800 kWh/m ² x 100
DQ	DQ
5801-5850 kWh/m ² x 100	5801-5850 kWh/m ² x 100
DR	DR
5851-5900 kWh/m ² x 100	5851-5900 kWh/m ² x 100
DS	DS
5901-5950 kWh/m ² x 100	5901-5950 kWh/m ² x 100
DT	DT
5951-6000 kWh/m ² x 100	5951-6000 kWh/m ² x 100
DU	DU
6001-6050 kWh/m ² x 100	6001-6050 kWh/m ² x 100
DV	DV
6051-6100 kWh/m ² x 100	6051-6100 kWh/m ² x 100
DW	DW
6101-6150 kWh/m ² x 100	6101-6150 kWh/m ² x 100
DX	DX
6151-6200 kWh/m ² x 100	6151-6200 kWh/m ² x 100
DY	DY
6201-6250 kWh/m ² x 100	6201-6250 kWh/m ² x 100
DZ	DZ
6251-6300 kWh/m ² x 100	6251-6300 kWh/m ² x 100
EA	EA
6301-6350 kWh/m ² x 100	6301-6350 kWh/m ² x 100
EB	EB
6351-6400 kWh/m ² x 100	6351-6400 kWh/m ² x 100
EC	EC
6401-6450 kWh/m ² x 100	6401-6450 kWh/m ² x 100
ED	ED
6451-6500 kWh/m ² x 100	6451-6500 kWh/m ² x 100
EE	EE
6501-6550 kWh/m ² x 100	6501-6550 kWh/m ² x 100
EF	EF
6551-6600 kWh/m ² x 100	6551-6600 kWh/m ² x 100
EG	EG
6601-6650 kWh/m ² x 100	6601-6650 kWh/m ² x 100
EH	EH
6651-6700 kWh/m ² x 100	6651-6700 kWh/m ² x 100
EI	EI
6701-6750 kWh/m ² x 100	6701-6750 kWh/m ² x 100
EJ	EJ
6751-6800 kWh/m ² x 100	6751-6800 kWh/m ² x 100
EK	EK
6801-6850 kWh/m ² x 100	6801-6850 kWh/m ² x 100
EL	EL
6851-6900 kWh/m ² x 100	6851-6900 kWh/m ² x 100
EM	EM
6901-6950 kWh/m ² x 100	6901-6950 kWh/m ² x 100
EN	EN
6951-7000 kWh/m ² x 100	6951-7000 kWh/m ² x 100
EO	EO
7001-7050 kWh/m ² x 100	7001-7050 kWh/m ² x 100
EP	EP
7051-7100 kWh/m ² x 100	7051-7100 kWh/m ² x 100
EQ	EQ
7101-7150 kWh/m ² x 100	7101-7150 kWh/m ² x 100
ER	ER
7151-7200 kWh/m ² x 100	7151-7200 kWh/m ² x 100
ES	ES
7201-7250 kWh/m ² x 100	7201-7250 kWh/m ² x 100
ET	ET
7251-7300 kWh/m ² x 100	7251-7300 kWh/m ² x 100
EU	EU
7301-7350 kWh/m ² x 100	7301-7350 kWh/m ² x 100
EV	EV
7351-7400 kWh/m ² x 100	7351-7400 kWh/m ² x 100
EW	EW
7401-7450 kWh/m ² x 100	7401-7450 kWh/m ² x 100
EX	EX
7451-7500 kWh/m ² x 100	7451-7500 kWh/m ² x 100
EY	EY
7501-7550 kWh/m ² x 100	7501-7550 kWh/m ² x 100
EZ	EZ
7551-7600 kWh/m ² x 100	7551-7600 kWh/m ² x 100
FA	FA
7601-7650 kWh/m ² x 100	7601-7650 kWh/m ² x 100
FB	FB
7651-7700 kWh/m ² x 100	7651-7700 kWh/m ² x 100
FC	FC
7701-7750 kWh/m ² x 100	7701-7750 kWh/m ² x 100

£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.

BATHROOM

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