



## Ridge Place

Worrall Hill, Lydbrook, Gloucestershire, GL17 9QQ

Offers Over £250,000



An immaculately presented extended family home boasting a modern kitchen leading to the beautifully presented dining room and a sizeable, bright & airy lounge with dual aspect windows. Upstairs there are three good sized bedrooms and a contemporary family bathroom. The front of the property benefits from ample off road parking and to the rear is a good sized garden mainly laid to lawn with a gravelled area & a decking area perfect for seating and a summer house.

Ridge Place is situated in Worrall Hill where you will find fantastic woodland walks on your doorstep and a community social club with a playground & recreation field. You are just a short drive away from the village of Lydbrook where you will find two free houses, a convenience store, great bus links, a school and much more.



Approached via UPVC double glazed door into:

**Entrance Hallway:**  
7'8" x 3'5" (2.34m x 1.05m)

Stairs to first floor landing, door to kitchen & lounge, double panelled radiator, power & lighting, smoke alarm.

**Lounge:**  
19'6" x 10'1" (5.96m x 3.09m)

Dual aspect double glazed UPVC windows, TV & BT points, power & lighting, double panelled radiators.

**Kitchen:**  
11'4" x 8'10" (3.46m x 2.70m)

A range of eye level & base units, worktops, double glazed UPVC window to rear aspect, power & lighting, integrated appliances such as a fridge/freezer & washing machine, electric five ring hob with extractor hood & electric oven, sink with mixer tap & integrated drainer unit, step down to dining room.

**Dining Room:**  
10'5" x 9'0" (3.20m x 2.75m)

Two UPVC double glazed French doors to front and rear gardens, double panelled radiator, power & lighting, kitchen island with integrated wine fridge, drawers, space for bar stools.

**First Floor Landing:**  
11'8" x 3'10" (3.57m x 1.19m)

Loft access, double panelled radiator, doors to bedrooms & bathroom, airing cupboard, double glazed UPVC window to side aspect.

**Bedroom One:**  
11'10" x 10'7" (3.63m x 3.24m)

UPVC double glazed window to rear aspect, double panelled radiator, power & lighting.

**Bedroom Two:**  
10'3" x 8'9" (3.14m x 2.68m)

UPVC double glazed window to front aspect, power & lighting, double panelled radiator.

### Bedroom Three:

8'10" x 8'10" (2.71m x 2.71m)

UPVC double glazed window to front aspect, power & lighting, double panelled radiator.

### Bathroom:

7'1" x 5'6" (2.17m x 1.68m)

Panelled bath with rainfall shower head above & a glass shower screen, wall tiling, heated towel rail, hand wash basin with storage beneath, W.C., lighting, extractor fan, frosted UPVC double glazed window.

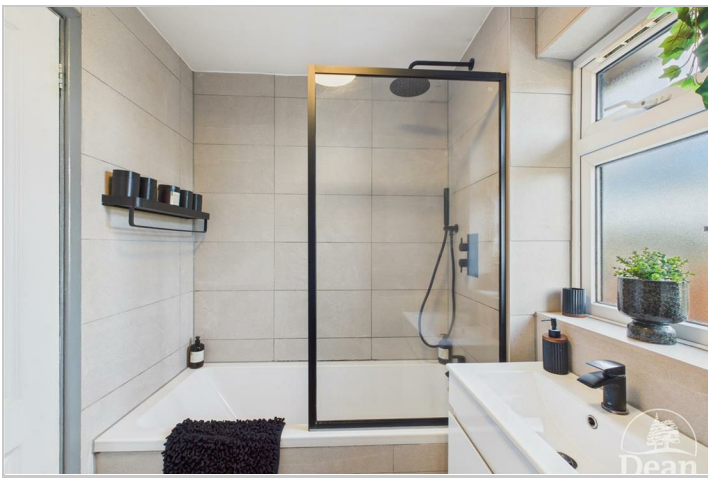
### Outside:

To the front of the property there is a gravelled area for ample off road parking.

To the rear of the property benefits from a enclosed rear garden with fencing, there is a large patio pathway leading to a gravelled area & decking area perfect for seating, leading down to a laid to lawn area and a summer house.

### Summer House:

10'9" x 10'3" (3.29m x 3.14m)



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Tenanted Properties – we are not always able to show the most recent condition of a property due to tenants' privacy and we may choose to show the photographs of the property when it was last vacant to at least allow clients some idea of the internal condition. Therefore, we would of course, urge you to view before making any decisions to purchase or rent the property and before any costs.

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PRC Certificates – Some ex-local authority properties have been repaired in recent years using the PRC Scheme wherein a certificate has been produced by a qualified property engineer. This certificate does not imply the suitability for a mortgage approval and you must satisfy yourself of the work carried out that may meet your lenders criteria.

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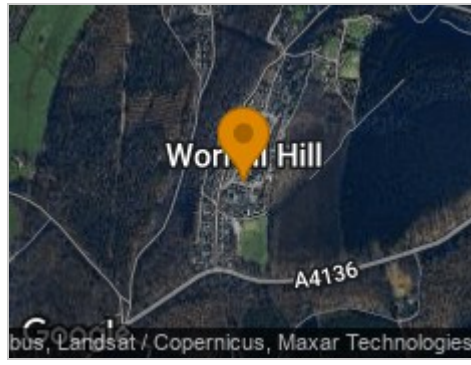
You may also incur fees for items such as leasehold packs and, in addition, you will also need to check the remaining length of any lease before you complete a mortgage application form.

Please ask a member of our team for any help required before committing to purchase a property and incurring expense.

## Road Map



## Hybrid Map



## Terrain Map



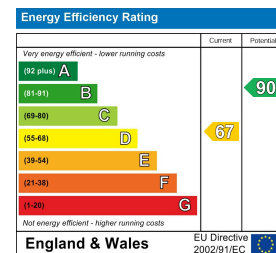
## Floor Plan



## Viewing

Please contact our Coleford Office on 01594 835751 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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