



FREEHOLD

£250,000



KINGSKNOWE HOUSE , CENTRAL LYDBROOK, LYDBROOK, GLOUCESTERSHIRE, GL17 9SE

- VICTORIAN COTTAGE ARRANGED OVER THREE FLOORS
- TWO RECEPTION ROOMS
- SHOWER ROOM WITH SEPARATE W.C.
- BATHROOM
- TWO/THREE BEDROOMS
- KITCHEN/DINING ROOM
- UTILITY ROOM
- PRETTY PRIVATE GARDENS
- SOUGHT AFTER VILLAGE LOCATION

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KINGSKNOWE HOUSE , CENTRAL LYDBROOK, LYDBROOK, GLOUCESTERSHIRE, GL17 9SE

SITUATED IN THE SOUGHT AFTER AND PICTURESQUE VILLAGE OF LYDBROOK - A HISTORIC SETTLEMENT IN A VALLEY LEADING TO THE RIVER WYE IS THIS VICTORIAN THREE STOREY COTTAGE WITH 2/3 BEDROOMS, LARGE GARDEN, SPACIOUS ACCOMMODATION THROUGHOUT AND LOTS OF CHARM & CHARACTER.

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.

UPVC door to -

Side Porch: Tiled floor, window to side, door to rear with steps leading down to the garden, inner door to -

Hallway: Exposed timber floorboards, radiator, stairs to first floor and stairs to lower ground floor.

Lounge/Bedroom Three: 12' 2" x 11' 8" (3.71m x 3.55m), Ornate Victorian fireplace with tiled hearth, radiator, window to front.

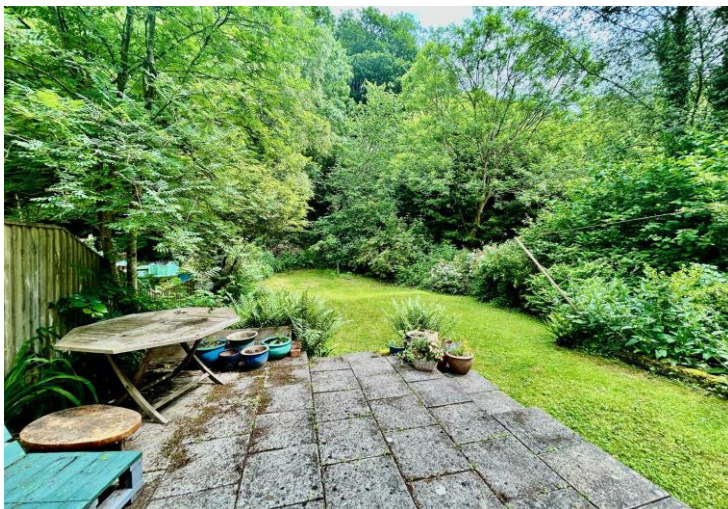


Kitchen/Diner: 12' 3" x 12' 0" (3.73m x 3.65m), Wall and base level units provide worktop and storage space, sink unit, electric cooker with gas hob, plumbing and space for slimline dishwasher and space for fridge/freezer, cupboard housing gas boiler and immersion hot water tank providing central heating and domestic hot water, radiator, windows to rear and side, overlooking the garden.

First Floor Landing: Radiator.

Bedroom One: 12' 2" x 12' 0" (3.71m x 3.65m), Exposed timber floorboards, radiator, window to front.

Bedroom Two: 9' 9" x 9' 8" (2.97m x 2.94m), Exposed timber floorboards, radiator, window to rear overlooking the garden.



Shower Room: 9' 1" x 5' 3" (2.77m x 1.60m), Large walk-in shower cubicle with electric shower, heated towel rail, access to loft.

Separate W.C.: Low level W.C., radiator, obscured glass window to rear.

From hallway, steps down to -

Lower Ground Floor Sitting Room: 17' 9" x 11' 2" (5.41m x 3.40m), Feature fireplace with wood-burning stove and stone hearth, tiled flooring, radiators, window and French doors to rear, door to -

Utility Room: Fitted wall and base units with worktop, sink unit, plumbing and space for washing machine, tiled flooring, door to -

Bathroom: Three piece suite comprising panelled bath, vanity wash-hand basin, low level W.C., tiled splash-backs, tiled floor, radiator.

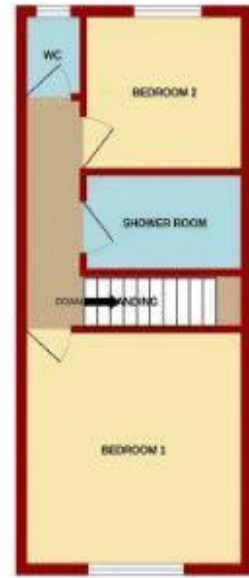
Outside: , The generous rear garden features a spacious patio area ideal for outdoor entertaining, lawned area and a charming stream running along the bottom boundary. There is a useful outbuilding, garden shed, attractive flower beds and established herbaceous borders.

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



Energy Efficiency Rating		
Very energy efficient - lower running costs		
92-100	A	
81-91	B	
69-80	C	
55-68	D	
39-54	E	55
21-38	F	
1-20	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

PASSIONATE
ABOUT
Property
SINCE 1982