



FREEHOLD

£195,000



**48 GREENFIELD ROAD, JOYS GREEN, LYDBROOK,
GLOUCESTERSHIRE, GL17 9RE**

- TWO/THREE BEDROOMS
- STUDY (POTENTIAL BEDROOM THREE)
- BATHROOM
- LOUNGE/DINER
- KITCHEN
- OFF ROAD PARKING

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48 GREENFIELD ROAD, JOYS GREEN, LYDBROOK, GLOUCESTERSHIRE, GL17 9RE

KJT RESIDENTIAL ARE DELIGHTED TO OFFER FOR SALE, A SPACIOUS TWO/THREE BEDROOM HOME BENEFITTING FROM OFF ROAD PARKING TO THE REAR AND GOOD SIZED GARDENS.

Joys Green is situated close to the Village of Lydbrook, close to woodland walks and the scenic backdrop of the River Wye. 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 half glazed front door to -

Conservatory: 7' 1" x 6' 7" (2.15m x 2m), Power and light, door to -

Entrance Hall: 19' 8" x 5' 7" (6m x 1.7m), Two windows to front, radiator, built-in cupboard, stairs off.

Reception Room (Potential Bedroom Three): 11' 6" x 8' 10" (3.5m x 2.7m), Window to rear, radiator.



Lounge/Diner: 18' 3" x 12' 0" (5.56m x 3.65m), Window to rear, making this a lovely light room, radiator, potential for open fire.

Kitchen: 16' 4" x 6' 10" (4.97m x 2.08m), Fitted at wall and base level providing worktop and storage space, fitted cooker with induction style hob, plumbing for washing machine, one and a half bowl sink, oil boiler providing central heating and domestic hot water, windows to two aspects, door to outside.

From hall, stairs to -

Landing: Window.



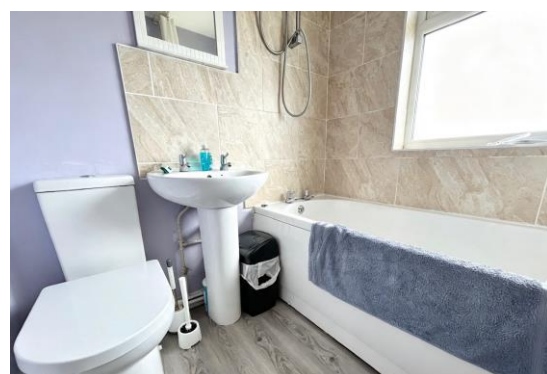
Bedroom One: 18' 7" x 9' 0" (5.66m x 2.74m),
Windows to two aspects with lovely outlook,
radiator, access to loft. Agent's note: This
room has the potential to make into two
rooms.

Bedroom Two: 11' 6" x 10' 10" (3.5m x 3.3m),
Window to rear with pleasant outlook.

Bathroom: Three piece suite comprising
panelled bath with shower over, low level
W.C., wash hand basin, part tiled walls,
heated towel rail, window.

Outside: A pathway leads down to the
property where fenced boundaries and a
gate give access to lawned area with shrubs
and vegetable boxes. The rear gardens are
also predominantly laid to lawn with shrubs
and borders. A gate leads to an area
providing off road parking. There are also two
garden sheds.

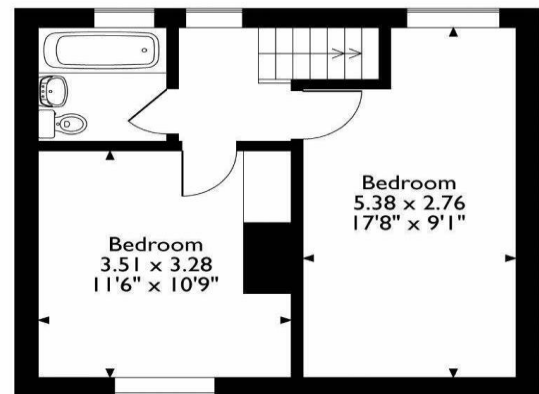
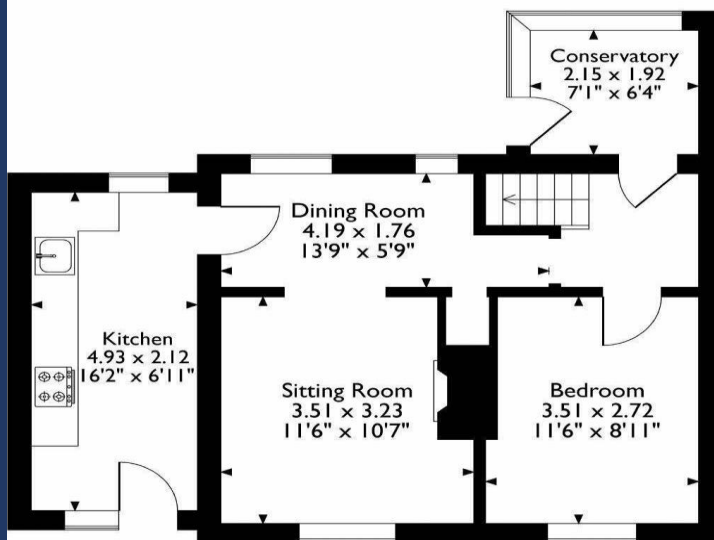
Services: Mains water and electricity are
connected to the property. The heating
system and services where applicable have
not been tested.



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.

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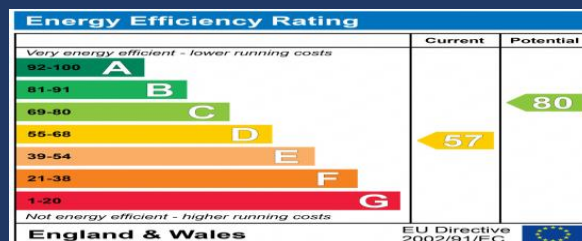
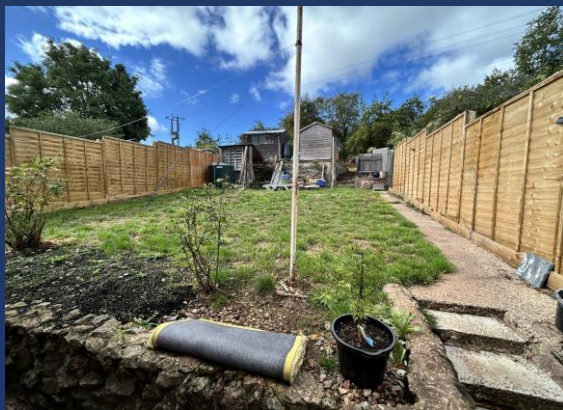
Approximate Gross Internal Area 83 Sq M/893 Sq Ft



Ground Floor

First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



PASSIONATE
ABOUT
Property
SINCE 1982