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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
01-45 kWh/m ² year	01-45 kWh/m ² year
B	B
46-65 kWh/m ² year	46-65 kWh/m ² year
C	C
66-85 kWh/m ² year	66-85 kWh/m ² year
D	D
86-105 kWh/m ² year	86-105 kWh/m ² year
E	E
106-125 kWh/m ² year	106-125 kWh/m ² year
F	F
126-155 kWh/m ² year	126-155 kWh/m ² year
G	G
156-185 kWh/m ² year	156-185 kWh/m ² year
Very energy inefficient - high energy code	Very energy inefficient - high energy code
H	H
186-215 kWh/m ² year	186-215 kWh/m ² year
I	I
216-255 kWh/m ² year	216-255 kWh/m ² year
J	J
256-300 kWh/m ² year	256-300 kWh/m ² year
K	K
301-350 kWh/m ² year	301-350 kWh/m ² year
L	L
351-400 kWh/m ² year	351-400 kWh/m ² year
M	M
401-450 kWh/m ² year	401-450 kWh/m ² year
N	N
451-500 kWh/m ² year	451-500 kWh/m ² year
O	O
501-550 kWh/m ² year	501-550 kWh/m ² year
P	P
551-600 kWh/m ² year	551-600 kWh/m ² year
Q	Q
601-650 kWh/m ² year	601-650 kWh/m ² year
R	R
651-700 kWh/m ² year	651-700 kWh/m ² year
S	S
701-750 kWh/m ² year	701-750 kWh/m ² year
T	T
751-800 kWh/m ² year	751-800 kWh/m ² year
U	U
801-850 kWh/m ² year	801-850 kWh/m ² year
V	V
851-900 kWh/m ² year	851-900 kWh/m ² year
W	W
901-950 kWh/m ² year	901-950 kWh/m ² year
X	X
951-1000 kWh/m ² year	951-1000 kWh/m ² year
Y	Y
1001-1050 kWh/m ² year	1001-1050 kWh/m ² year
Z	Z
1051-1100 kWh/m ² year	1051-1100 kWh/m ² year
AA	AA
1101-1150 kWh/m ² year	1101-1150 kWh/m ² year
AB	AB
1151-1200 kWh/m ² year	1151-1200 kWh/m ² year
AC	AC
1201-1250 kWh/m ² year	1201-1250 kWh/m ² year
AD	AD
1251-1300 kWh/m ² year	1251-1300 kWh/m ² year
AE	AE
1301-1350 kWh/m ² year	1301-1350 kWh/m ² year
AF	AF
1351-1400 kWh/m ² year	1351-1400 kWh/m ² year
AG	AG
1401-1450 kWh/m ² year	1401-1450 kWh/m ² year
AH	AH
1451-1500 kWh/m ² year	1451-1500 kWh/m ² year
AI	AI
1501-1550 kWh/m ² year	1501-1550 kWh/m ² year
AJ	AJ
1551-1600 kWh/m ² year	1551-1600 kWh/m ² year
AK	AK
1601-1650 kWh/m ² year	1601-1650 kWh/m ² year
AL	AL
1651-1700 kWh/m ² year	1651-1700 kWh/m ² year
AM	AM
1701-1750 kWh/m ² year	1701-1750 kWh/m ² year
AN	AN
1751-1800 kWh/m ² year	1751-1800 kWh/m ² year
AO	AO
1801-1850 kWh/m ² year	1801-1850 kWh/m ² year
AP	AP
1851-1900 kWh/m ² year	1851-1900 kWh/m ² year
AQ	AQ
1901-1950 kWh/m ² year	1901-1950 kWh/m ² year
AR	AR
1951-2000 kWh/m ² year	1951-2000 kWh/m ² year
AS	AS
2001-2050 kWh/m ² year	2001-2050 kWh/m ² year
AT	AT
2051-2100 kWh/m ² year	2051-2100 kWh/m ² year
AU	AU
2101-2150 kWh/m ² year	2101-2150 kWh/m ² year
AV	AV
2151-2200 kWh/m ² year	2151-2200 kWh/m ² year
AW	AW
2201-2250 kWh/m ² year	2201-2250 kWh/m ² year
AX	AX
2251-2300 kWh/m ² year	2251-2300 kWh/m ² year
AY	AY
2301-2350 kWh/m ² year	2301-2350 kWh/m ² year
AZ	AZ
2351-2400 kWh/m ² year	2351-2400 kWh/m ² year
BA	BA
2401-2450 kWh/m ² year	2401-2450 kWh/m ² year
BB	BB
2451-2500 kWh/m ² year	2451-2500 kWh/m ² year
BC	BC
2501-2550 kWh/m ² year	2501-2550 kWh/m ² year
BD	BD
2551-2600 kWh/m ² year	2551-2600 kWh/m ² year
BE	BE
2601-2650 kWh/m ² year	2601-2650 kWh/m ² year
BF	BF
2651-2700 kWh/m ² year	2651-2700 kWh/m ² year
BG	BG
2701-2750 kWh/m ² year	2701-2750 kWh/m ² year
BH	BH
2751-2800 kWh/m ² year	2751-2800 kWh/m ² year
BI	BI
2801-2850 kWh/m ² year	2801-2850 kWh/m ² year
BJ	BJ
2851-2900 kWh/m ² year	2851-2900 kWh/m ² year
BK	BK
2901-2950 kWh/m ² year	2901-2950 kWh/m ² year
BL	BL
2951-3000 kWh/m ² year	2951-3000 kWh/m ² year
BM	BM
3001-3050 kWh/m ² year	3001-3050 kWh/m ² year
BN	BN
3051-3100 kWh/m ² year	3051-3100 kWh/m ² year
BO	BO
3101-3150 kWh/m ² year	3101-3150 kWh/m ² year
BP	BP
3151-3200 kWh/m ² year	3151-3200 kWh/m ² year
BQ	BQ
3201-3250 kWh/m ² year	3201-3250 kWh/m ² year
BR	BR
3251-3300 kWh/m ² year	3251-3300 kWh/m ² year
BS	BS
3301-3350 kWh/m ² year	3301-3350 kWh/m ² year
BT	BT
3351-3400 kWh/m ² year	3351-3400 kWh/m ² year
BU	BU
3401-3450 kWh/m ² year	3401-3450 kWh/m ² year
BV	BV
3451-3500 kWh/m ² year	3451-3500 kWh/m ² year
BW	BW
3501-3550 kWh/m ² year	3501-3550 kWh/m ² year
BX	BX
3551-3600 kWh/m ² year	3551-3600 kWh/m ² year
BY	BY
3601-3650 kWh/m ² year	3601-3650 kWh/m ² year
BZ	BZ
3651-3700 kWh/m ² year	3651-3700 kWh/m ² year
CA	CA
3701-3750 kWh/m ² year	3701-3750 kWh/m ² year
CB	CB
3751-3800 kWh/m ² year	3751-3800 kWh/m ² year
CC	CC
3801-3850 kWh/m ² year	3801-3850 kWh/m ² year
CD	CD
3851-3900 kWh/m ² year	3851-3900 kWh/m ² year
CE	CE
3901-3950 kWh/m ² year	3901-3950 kWh/m ² year
CF	CF
3951-4000 kWh/m ² year	3951-4000 kWh/m ² year
CG	CG
4001-4050 kWh/m ² year	4001-4050 kWh/m ² year
CH	CH
4051-4100 kWh/m ² year	4051-4100 kWh/m ² year
CI	CI
4101-4150 kWh/m ² year	4101-4150 kWh/m ² year
CJ	CJ
4151-4200 kWh/m ² year	4151-4200 kWh/m ² year
CK	CK
4201-4250 kWh/m ² year	4201-4250 kWh/m ² year
CL	CL
4251-4300 kWh/m ² year	4251-4300 kWh/m ² year
CM	CM
4301-4350 kWh/m ² year	4301-4350 kWh/m ² year
CN	CN
4351-4400 kWh/m ² year	4351-4400 kWh/m ² year
CO	CO
4401-4450 kWh/m ² year	4401-4450 kWh/m ² year
CP	CP
4451-4500 kWh/m ² year	4451-4500 kWh/m ² year
CQ	CQ
4501-4550 kWh/m ² year	4501-4550 kWh/m ² year
CR	CR
4551-4600 kWh/m ² year	4551-4600 kWh/m ² year
CS	CS
4601-4650 kWh/m ² year	4601-4650 kWh/m ² year
CT	CT
4651-4700 kWh/m ² year	4651-4700 kWh/m ² year
CU	CU
4701-4750 kWh/m ² year	4701-4750 kWh/m ² year
CV	CV
4751-4800 kWh/m ² year	4751-4800 kWh/m ² year
CW	CW
4801-4850 kWh/m ² year	4801-4850 kWh/m ² year
CX	CX
4851-4900 kWh/m ² year	4851-4900 kWh/m ² year
CY	CY
4901-4950 kWh/m ² year	4901-4950 kWh/m ² year
CZ	CZ
4951-5000 kWh/m ² year	4951-5000 kWh/m ² year
DA	DA
5001-5050 kWh/m ² year	5001-5050 kWh/m ² year
DB	DB
5051-5100 kWh/m ² year	5051-5100 kWh/m ² year
DC	DC
5101-5150 kWh/m ² year	5101-5150 kWh/m ² year
DD	DD
5151-5200 kWh/m ² year	5151-5200 kWh/m ² year
DE	DE
5201-5250 kWh/m ² year	5201-5250 kWh/m ² year
DF	DF
5251-5300 kWh/m ² year	5251-5300 kWh/m ² year
DG	DG
5301-5350 kWh/m ² year	5301-5350 kWh/m ² year
DH	DH
5351-5400 kWh/m ² year	5351-5400 kWh/m ² year
DI	DI
5401-5450 kWh/m ² year	5401-5450 kWh/m ² year
DJ	DJ
5451-5500 kWh/m ² year	5451-5500 kWh/m ² year
DK	DK
5501-5550 kWh/m ² year	5501-5550 kWh/m ² year
DL	DL
5551-5600 kWh/m ² year	5551-5600 kWh/m ² year
DM	DM
5601-5650 kWh/m ² year	5601-5650 kWh/m ² year
DN	DN
5651-5700 kWh/m ² year	5651-5700 kWh/m ² year
DO	DO
5701-5750 kWh/m ² year	5701-5750 kWh/m ² year
DP	DP
5751-5800 kWh/m ² year	5751-5800 kWh/m ² year
DQ	DQ
5801-5850 kWh/m ² year	5801-5850 kWh/m ² year
DR	DR
5851-5900 kWh/m ² year	5851-5900 kWh/m ² year
DS	DS
5901-5950 kWh/m ² year	5901-5950 kWh/m ² year
DT	DT
5951-6000 kWh/m ² year	5951-6000 kWh/m ² year
DU	DU
6001-6050 kWh/m ² year	6001-6050 kWh/m ² year
DV	DV
6051-6100 kWh/m ² year	6051-6100 kWh/m ² year
DW	DW
6101-6150 kWh/m ² year	6101-6150 kWh/m ² year
DX	DX
6151-6200 kWh/m ² year	6151-6200 kWh/m ² year
DY	DY
6201-6250 kWh/m ² year	6201-6250 kWh/m ² year
DZ	DZ
6251-6300 kWh/m ² year	6251-6300 kWh/m ² year
EA	EA
6301-6350 kWh/m ² year	6301-6350 kWh/m ² year
EB	EB
6351-6400 kWh/m ² year	6351-6400 kWh/m ² year
EC	EC
6401-6450 kWh/m ² year	6401-6450 kWh/m ² year
ED	ED
6451-6500 kWh/m ² year	6451-6500 kWh/m ² year
EE	EE
6501-6550 kWh/m ² year	6501-6550 kWh/m ² year
EF	EF
6551-6600 kWh/m ² year	6551-6600 kWh/m ² year
EG	EG
6601-6650 kWh/m ² year	6601-6650 kWh/m ² year
EH	EH
6651-6700 kWh/m ² year	6651-6700 kWh/m ² year
EI	EI
6701-6750 kWh/m ² year	6701-6750 kWh/m ² year
EJ	EJ
6751-6800 kWh/m ² year	6751-6800 kWh/m ² year
EK	EK
6801-6850 kWh/m ² year	6801-6850 kWh/m ² year
EL	EL
6851-6900 kWh/m ² year	6851-6900 kWh/m ² year
EM	EM
6901-6950 kWh/m ² year	6901-6950 kWh/m ² year
EN	EN
6951-7000 kWh/m ² year	6951-7000 kWh/m ² year
EO	EO
7001-7050 kWh/m ² year	7001-7050 kWh/m ² year
EP	EP
7051-7100 kWh/m ² year	7051-7100 kWh/m ² year
EQ	EQ
7101-7150 kWh/m ² year	7101-7150 kWh/m ² year
ER	ER
7151-7200 kWh/m ² year	7151-7200 kWh/m ² year
ES	ES
7201-7250 kWh/m ² year	7201-7250 kWh/m ² year
ET	ET
7251-7300 kWh/m ² year	7251-7300 kWh/m ² year
EU	EU
7301-7350 kWh/m ² year	7301-7350 kWh/m ² year
EV	EV
7351-7400 kWh/m ² year	7351-7400 kWh/m ² year
EW	EW
7401-7450 kWh/m ² year	7401-7450 kWh/m ² year
EX	EX
7451-7500 kWh/m ² year	7451-7500 kWh/m ² year
EY	EY
7501-7550 kWh/m ² year	7501-7550 kWh/m ² year
EZ	EZ
7551-7600 kWh/m ² year	7551-7600 kWh/m ² year
FA	FA
7601-7650 kWh/m ² year	7601-7650 kWh/m ² year
FB	FB
7651-7700 kWh/m ² year	7651-7700 kWh/m ² year
FC	FC
7701-7750 kWh/m ² year	7701-7750 kWh/m ² year
FD	FD
7751-7800 kWh/m ² year	7751-7800 kWh/m ² year
FE	FE
7801-7850 kWh/m ² year	7801-7850 kWh/m ² year
FF	FF
7851-7900 kWh/m ² year	7851-7900 kWh/m ² year
FG	FG
7901-7950 kWh/m ² year	7901-7950 kWh/m ² year
FH	FH
7951-8000 kWh/m ² year	7951-8000 kWh/m ² year
FI	FI
8001-8050 kWh/m ² year	8001-8050 kWh/m ² year
FJ	FJ
8051-8100 kWh/m ² year	8051-8100 kWh/m ² year
FK	FK
8101-8150 kWh/m ² year	8101-8150 kWh/m ² year
FL	FL
8151-8200 kWh/m ² year	8151-8200 kWh/m ² year
FM	FM
8201-8250 kWh/m ² year	8201-8250 kWh/m ² year
FN	FN
8251-8300 kWh/m ² year	8251-8300 kWh/m ² year
FO	FO
8301-8350 kWh/m ² year	8301-8350 kWh/m ² year
FP	FP
8351-8400 kWh/m ² year	8351-8400 kWh/m ² year
FQ	FQ
8401-8450 kWh/m ² year	8401-8450 kWh/m ² year
FR	FR
8451-8500 kWh/m ² year	8451-8500 kWh/m ² year
FS	FS
8501-8550 kWh/m ² year	8501-8550 kWh/m ² year
FT	FT
8551-8600 kWh/m ² year	8551-8600 kWh/m ² year
FU	FU
8601-8650 kWh/m ² year	8601-8650 kWh/m ² year
FV	FV
8651-8700 kWh/m ² year	8651-8700 kWh/m ² year
FW	FW
8701-8750 kWh/m ² year	8701-8750 kWh/m ² year
FX	FX
8751-8800 kWh/m ² year	8751-8800 kWh/m ² year
FY	FY
8801-8850 kWh/m ² year	8801-8850 kWh/m ² year
FZ	FZ
8851-8900 kWh/m ² year	8851-8900 kWh/m ² year
GA	GA
89010	

£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.

BATHROM

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