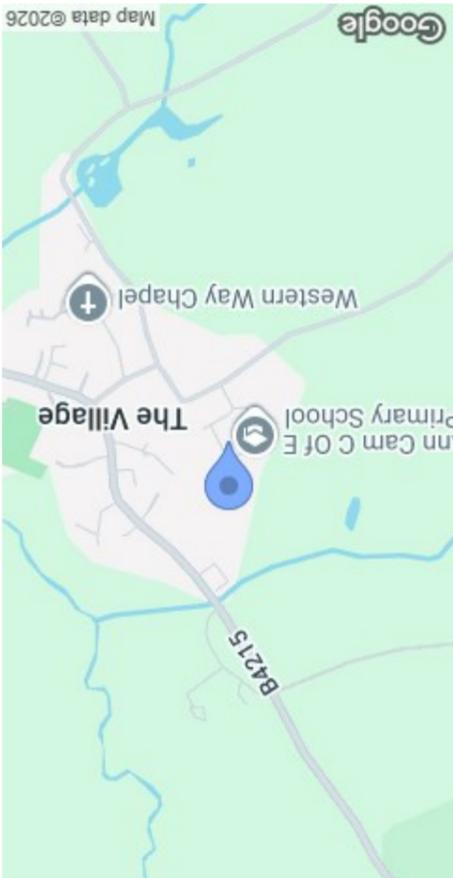


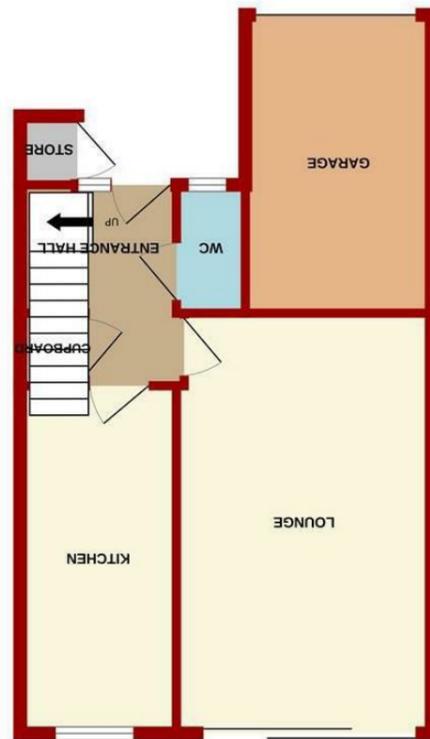
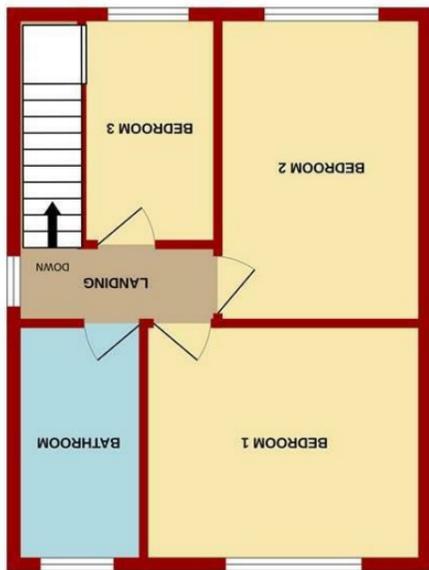


MISREPRESENTATION DISCLAIMER
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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.

Energy Efficiency Rating	Environmental Impact (CO ₂) Rating
 A (92-100) Green B (81-91) Yellow-Green C (69-80) Yellow D (55-68) Orange E (39-54) Red-Orange F (21-54) Red G (1-20) Dark Red	 A (102 g/kWh) Green B (102-149 g/kWh) Yellow-Green C (149-176 g/kWh) Yellow D (176-214 g/kWh) Orange E (214-253 g/kWh) Red-Orange F (253-292 g/kWh) Red G (292-331 g/kWh) Dark Red



Measurements are approximate. Not to scale. Illustrative purposes only.
 Made with Mapbox ©2023



29 Bayfield Gardens
 Dymock GL18 2BH



STEVE GOOCH
 ESTATE AGENTS | EST 1985

Guide Price £275,000

A SPACIOUS THREE BEDROOM SEMI-DETACHED FAMILY HOME having undergone MODERNISATION to include NEW KITCHEN and BATHROOM, with LARGE ENCLOSED SOUTH FACING GARDENS with ELEVATED VIEWS TO THE FRONT AND REAR, GARAGE and OFF ROAD PARKING, in a POPULAR VILLAGE LOCATION.

Dymock is a popular and friendly village, famous for its daffodil walks and its association with the Dymock Poets. Amenities include a parish church, public house, village hall, garage/post office, golf club and primary school. The town of Newent (4 miles approximately) has a good range of shops, supermarkets, churches, schooling, health centres and library. The City of Gloucester (12 miles approximately) has comprehensive facilities including a main line train station.

For commuters, access to the motorway network is via junction 2 of the M50 (5 miles approximately) for onward connection to the M5 linking up the Midlands and the North, Wales and the South.



Entrance via UPVC double glazed front door with frosted panels and frosted side panel into:

ENTRANCE HALL

Wood laminate flooring, door to under stairs storage cupboard.

CLOAKROOM

5'4 x 2'5 (1.63m x 0.74m)

WC, wall mounted wash hand basin, electric radiator, laminate flooring, front aspect frosted window.

LOUNGE

18'1 x 10'9 (5.51m x 3.28m)

Radiator, laminate flooring, night storage heater, TV point, wall light fittings, rear aspect UPVC double glazed sliding doors to patio and gardens.

KITCHEN

15'0 x 6'9 (4.57m x 2.06m)

Re-fitted kitchen to comprise of base and wall mounted units with laminated worktops and panel splashbacks, Belfast sink unit with mixer tap, electric cooker point, space from breakfast table, free standing fridge freezer, storage cupboard, plumbing for washing machine, laminate flooring, double glazed back door to patio and gardens.

FROM THE ENTRANCE HALL, A TURNING STAIRCASE LEADS TO THE FIRST FLOOR.

LANDING

Door to airing cupboard with Stiebel Eltron water heating system, slatted shelving and storage space, exposed floor boards, side aspect window.

BEDROOM 1

11'9 x 10'2 (3.58m x 3.10m)

Modern electric heater, exposed floorboards, rear aspect window with far reaching views.

BEDROOM 2

13'3 x 8'9 (4.04m x 2.67m)

Dimplex Heater, exposed floorboards, front aspect window offering lovely elevated views.

BEDROOM 3

9'8 x 9'0 (2.95m x 2.74m)

Dimplex Heater, exposed floorboards, front aspect window.

BATHROOM

10'4 x 6'0 (3.15m x 1.83m)

P shaped bath with mixer tap and shower detachment, Belfast sink with storage below, WC, tiled splashbacks, chrome heated towel rail.

OUTSIDE

The property occupies a corner plot with the front gardens laid to lawn. A pathway and gate lead to the south facing rear gardens and measure approximately 45' in length and comprise patio seating area. Steps lead up to the main part of the garden which is laid to lawn having borders planted with shrubs and bushes, enclosed by wood panelled fencing and brick walling, garden shed, outside lighting, outside water tap.

GARAGE

15' x 8'6 (4.57m x 2.59m)

SERVICES

Mains electric, water and drainage.

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 RATES

LOCAL AUTHORITY

Council Tax Band: C
Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.

TENURE

Freehold.

VIEWING

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

From Newent, proceed along the B4215 towards Dymock. On reaching the village, go past the church and turn left onto the Kempley Road. Proceed along, taking the right hand turn into Bayfield Gardens, where the property can be located on the right hand side as marked by our for sale board.

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

These details are yet to be approved by the vendor. Please contact the office for verified details.

Dymock

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