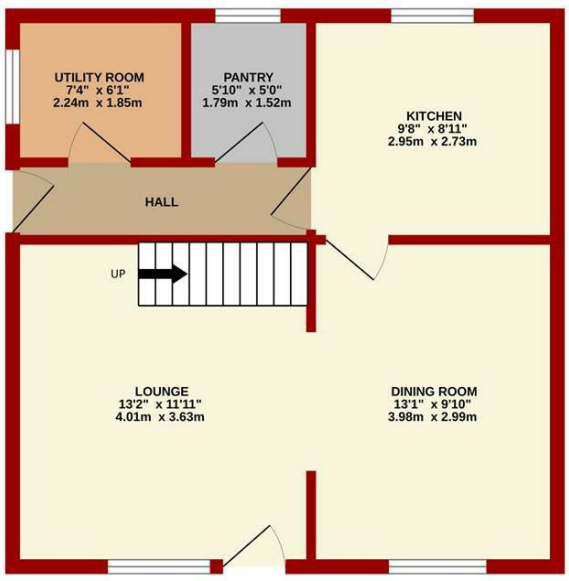
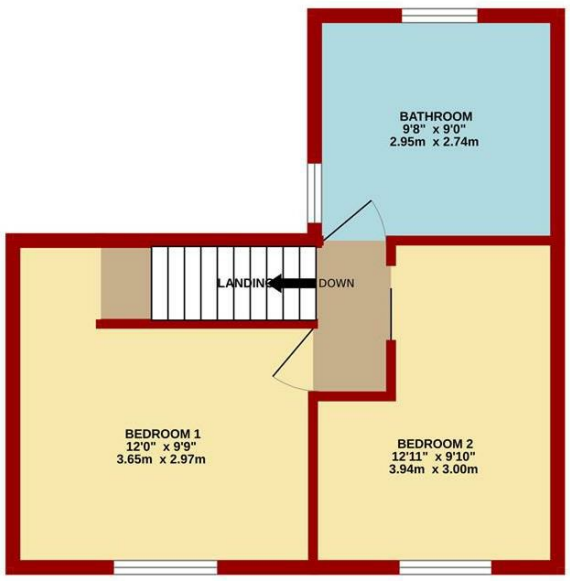
Hill Grove Cottage Lower Road
Lydney GL15 4TN

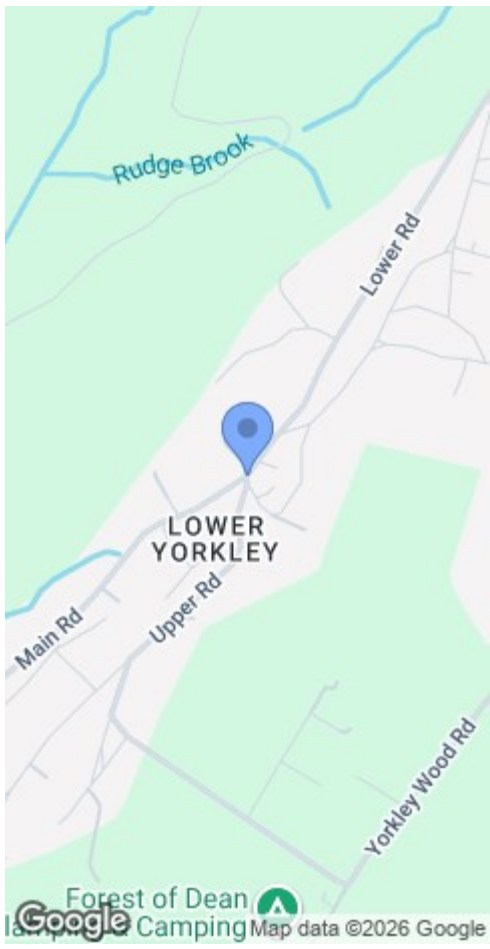
STEVE GOOCH
ESTATE AGENTS | EST 1985

GROUND FLOOR



1ST FLOOR





Measurements are approximate. Not to scale. Illustrative purposes only
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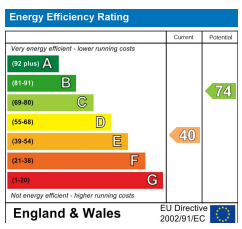
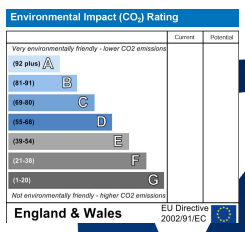




MISREPRESENTATION DISCLAIMER
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased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

1 High Street, Coleford, Gloucestershire. GL16 8HA | (01594) 835566 | coleford@stevegooch.co.uk | www.stevegooch.co.uk

£275,000

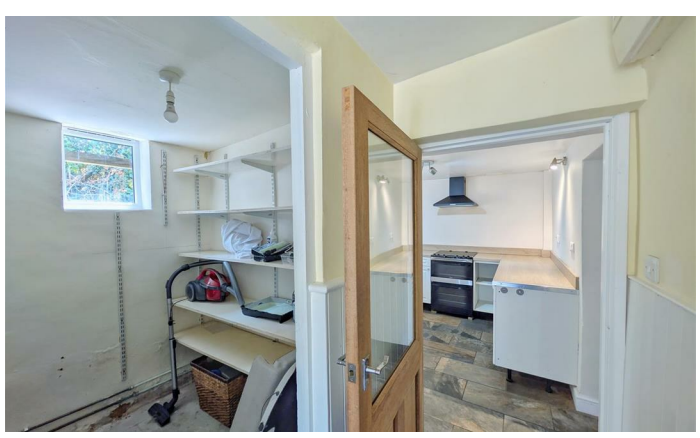
The village of Yorkley offers a number of amenities to include a shop, post office, public houses, church, health centre and school.

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.

Lydney, which has existed since Roman times, covers approximately eight square miles of Gloucestershire between the Forest of Dean and the River Severn. The town itself stands on the Gloucester to Chepstow main A48 road and extends south-east down to Lydney Harbour, crossing the Gloucester to Cardiff railway line.

Lydney is a busy industrial centre, with a wide range of business activities, made possible by its easy access to several radiating motorways and the Severn Bridge.

The town has a range of amenities to include shops, post office, banks, two large supermarkets, service station, health centre and sport centre. Lydney is fortunate to have four schools within its bounds Dean Academy (comprehensive secondary school), Lydney C. Of E. Primary School, Primrose Hill County Primary School and Severnbanks Primary School.



LOUNGE
13'2" x 11'11" (4.01m x 3.63m)
Accessed via a part double glazed uPVC front door. Feature stone fireplace, radiator, television and internet points, front aspect double glazed uPVC window and stairs leading to the first floor. Open through to:

DINING ROOM
13'1" x 9'10" (3.99m x 3.00m)
A well-proportioned reception room with feature fireplace, radiator, power points and front aspect double glazed uPVC window.

KITCHEN
9'8" x 8'11" (2.95m x 2.72m)
Fitted with a range of base and drawer mounted units with rolled edge worktops incorporating a one and a half bowl ceramic sink unit with mixer tap. Freestanding cooker with extractor hood over, space for a fridge, Worcester gas-fired combination boiler, tiled flooring and side aspect double glazed uPVC window.

REAR HALLWAY
Radiator, attractive flagstone flooring, access to a useful pantry and utility room, with door leading out to the rear garden.

PANTRY
5'00 x 5'10 (1.52m x 1.78m)
Fitted shelving, power points, flagstone flooring and rear aspect double glazed uPVC window.

UTILITY ROOM
7'4" x 6'1" (2.24m x 1.85m)
Space and plumbing for washing machine and tumble dryer, power points and side aspect double glazed uPVC window.

FIRST FLOOR LANDING
Rear aspect double glazed uPVC window and doors to all first floor accommodation.

BEDROOM ONE
12'0" x 9'9" (3.66m x 2.97m)
Feature fireplace, exposed pine floorboards, radiator, power points, useful wardrobe/storage alcove and front aspect double glazed uPVC window.

BEDROOM TWO
12'11" x 9'10" (3.94m x 3.00m)
Feature fireplace, radiator, power points and front aspect double glazed uPVC window.

BATHROOM
9'08 x 9'00 (2.95m x 2.74m)
Fitted with a four-piece suite comprising panelled bath, separate mains-fed shower enclosure, vanity wash hand basin and low level WC. Exposed pine floorboards, radiator and rear and side aspect double glazed frosted uPVC windows.

OUTSIDE
To the front, the property benefits from off-road parking. To the rear is a generous, enclosed garden arranged over different levels, laid mainly to lawn with gravelled pathways, mature trees, shrubs and established planting, together with vegetable beds, garden sheds and pleasant views across the surrounding area. The outside space offers excellent potential for keen gardeners and those looking to enjoy outdoor living.

SERVICES
Main electric, water and drainage.
LPG 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 RATES
Severn Trent Water - Rates to be confirmed.

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

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
Once entering the village of Yorkley from Pillowell the property can be found on the right hand side as Main Road turns in to Lower Road.

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.