



72 Greenfield Road  
Lydbrook GL17 9RE

**SG** | STEVE GOOCH  
ESTATE AGENTS | EST 1985

# 72 Greenfield Road Lydbrook GL17 9RE

Guide Price £230,000

A WELL PRESENTED THREE-BEDROOM SEMI-DETACHED PROPERTY located in the Joys Green neighbourhood on the edge of Lydbrook village, being OFFERED WITH NO ONWARD CHAIN. This SPACIOUS PROPERTY benefits from a 17FT. LIVING ROOM WITH FRENCH DOORS OUT TO THE GARDEN, 17.FT KITCHEN/DINER and THREE GOOD SIZED BEDROOMS as well as GARDENS TO FRONT AND REAR and OFF-ROAD PARKING FOR UP TO THREE VEHICLES.

Lydbrook is a village located in the Forest of Dean district of Gloucestershire, England. Situated in the western part of the Forest of Dean, it is approximately 7 miles (11 kms) south of the market town of Ross-on-Wye.

Lydbrook is known for its scenic location along the River Wye and its proximity to the beautiful Wye Valley. The village is surrounded by picturesque woodlands, offering ample opportunities for outdoor activities such as walking, hiking, and exploring nature trails. The location of Lydbrook provides easy access to nearby attractions such as Symonds Yat, a popular spot for outdoor enthusiasts, and the Forest of Dean, which offers a host of activities and attractions, including the Sculpture Trail and Puzzlewood.

Lydbrook offers a range of amenities to cater to the needs of its residents. These include a village shop, a primary school, a community centre, and a pub. The village hosts various events throughout the year, including festivals and community gatherings.



The property is approached from the front aspect via a upvc double glazed door leading into;

## FRONT PORCH

Tiled floor, triple aspect windows, inner upvc obscured double glazed door leads into;

## ENTRANCE LOBBY

Stairs lead to the first floor landing, doors lead off either side to the living room and kitchen/diner.

## LIVING ROOM

**17'09 x 11'02 (5.41m x 3.40m)**

A bright and spacious room with radiators, laminate wood flooring, front aspect window and rear aspect French doors that lead out to the rear garden.



## KITCHEN/DINER

**17'09 x 10'00 to 11'11 (5.41m x 3.05m to 3.63m)**

Comprising a range of fully fitted wall and base level units with wood block worktops and a breakfast bar, inset stainless steel double sink unit with drainer, integral fridge/freezer, free standing electric range cooker with stainless steel splash-back and extractor hood above, space and plumbing for a washing machine or dishwasher. Radiators, tiled floor, front and rear aspect windows. Opens through to;



## REAR LOBBY

With a useful built in cupboard with shelving, tiled floor, double glazed upvc door to rear garden.

## LANDING

Loft access, doors lead off to the three bedrooms and shower room. Folding doors open to a utility cupboard with a fitted wood block worktop, space and plumbing below for a washing machine and tumble dryer.

## BEDROOM ONE

**11'11 x 10'01 (3.63m x 3.07m)**

A double room with two storage cupboards, radiator, front aspect window providing wonderful elevated views towards woodland.



## BEDROOM TWO

**11'02 x 9'09 (3.40m x 2.97m)**

A double room with a radiator, front aspect window having lovely elevated views towards woodland.

## BEDROOM THREE

**10'04 x 7'08 (3.15m x 2.34m)**

A single room with a radiator, rear aspect window overlooking the garden.

## SHOWER ROOM

**9'01 x 5'05 (2.77m x 1.65m)**

Comprising a modern suite including a double walk-in electric shower with glass screen, vanity washbasin unit and low level w.c. Heated towel rail, tiled floor, partly tiled walls, two obscured rear aspect windows.

## OUTSIDE

The enclosed front garden is laid to lawn with a gated path leading to the front entrance, there is side access to the rear garden.

To the rear of the property is a covered seating area laid to AstroTurf and patio. Steps lead up to a gated parking area with five bar gate, and a further set of steps leads up to a lawned area with greenhouse and plants.

## DIRECTIONS

Follow the A4136 out of the town of Mitcheldean in the direction of Coleford and Monmouth for approximately four miles, taking the right turn at the crossroads signposted Lydbrook. Continue along in to the village of Lydbrook, then take the right turn onto Church Road. Follow the road up the hill continuing in to Joys Green, taking the second left turning in to West View. Take the next left in to Rocks Road and then continue straight over in to Greenfield Road. Follow the road to the left and continue towards the end where the property can be found on the right.

## SERVICES

Mains water, drainage, electricity. Oil.

## 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 Authority

## LOCAL AUTHORITY

Council Tax Band: B

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.

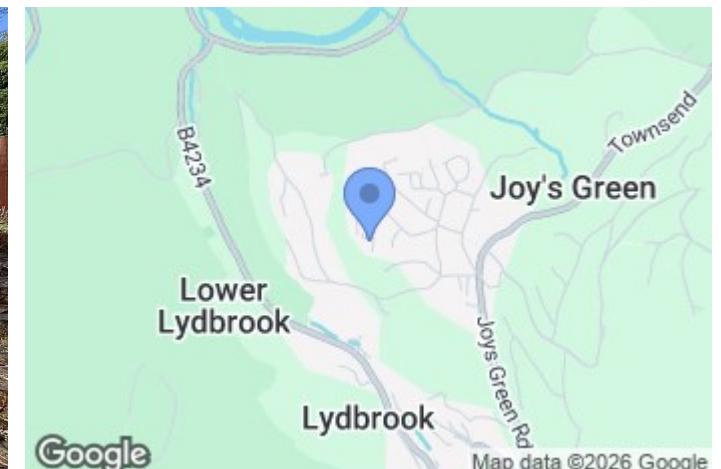
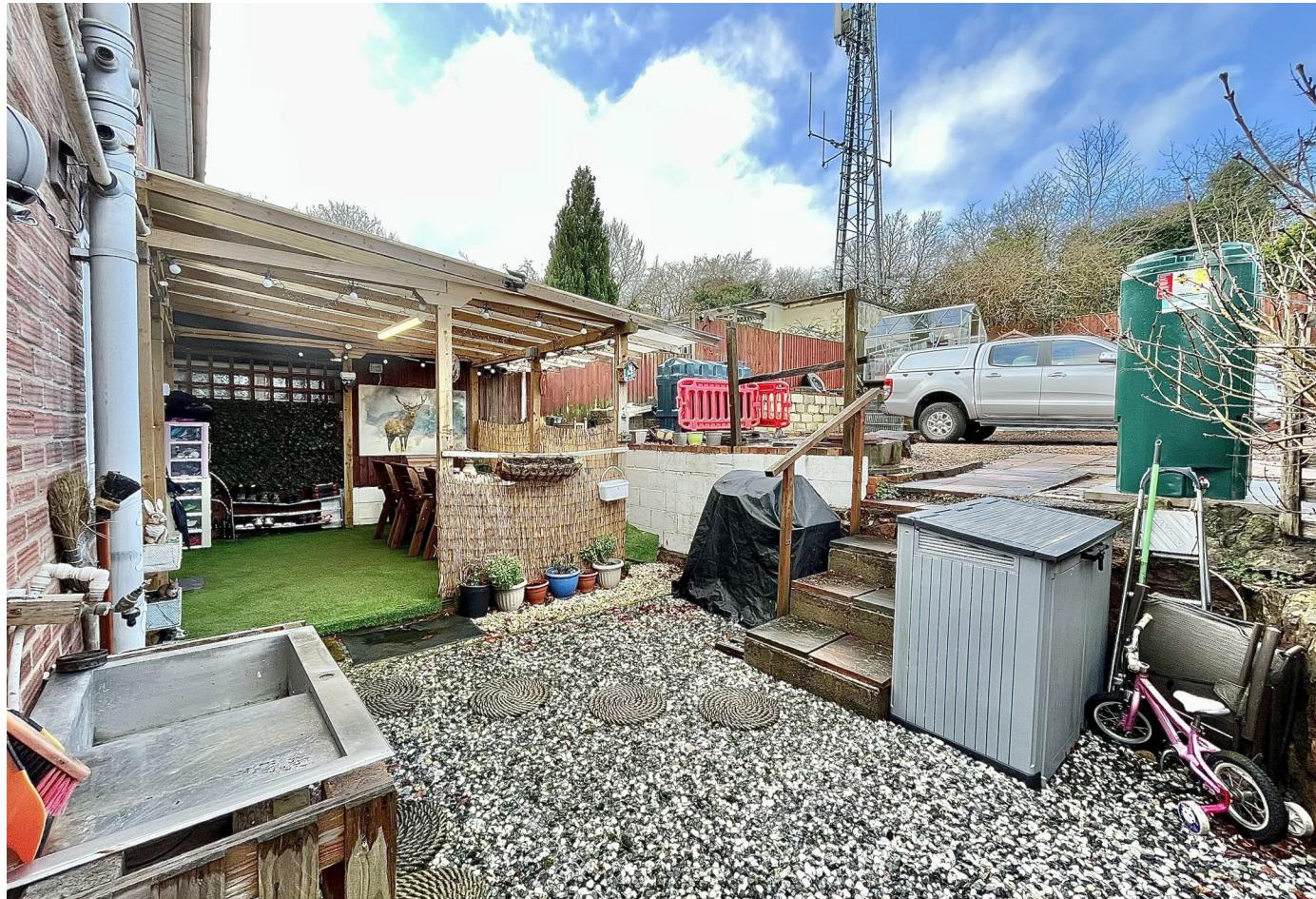
## PROPERTY SURVEYS

Qualified Chartered Surveyors available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).

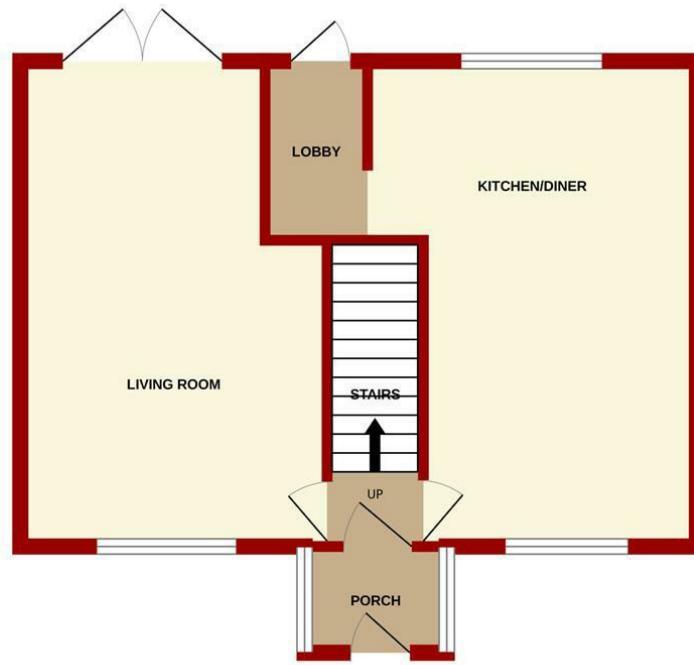
## MONEY LAUNDERING REGULATIONS

To comply with Money Laundering Regulations, prospective purchasers will be asked to produce identification documentation at the time of making an offer. We ask for your cooperation in order that there is no delay in agreeing the sale, should your offer be acceptable to the seller(s)





GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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.

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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			



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