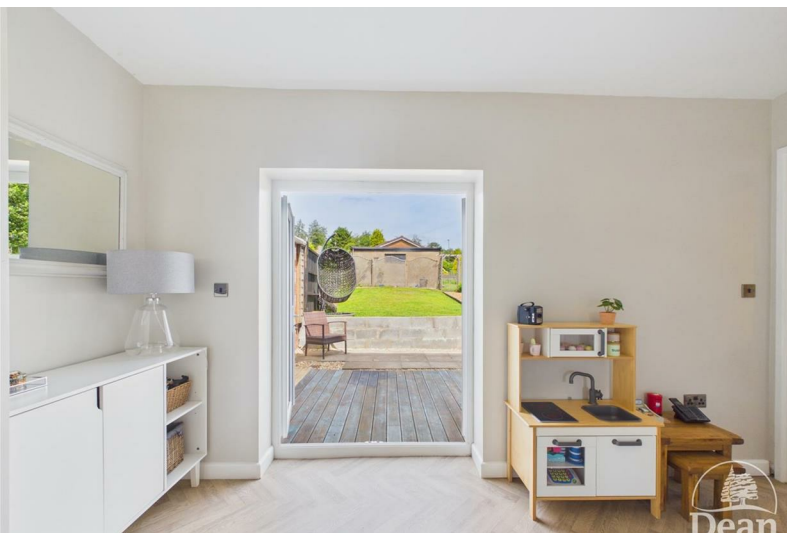




Slade Road

Yorkley, Lydney, GL15 4SG

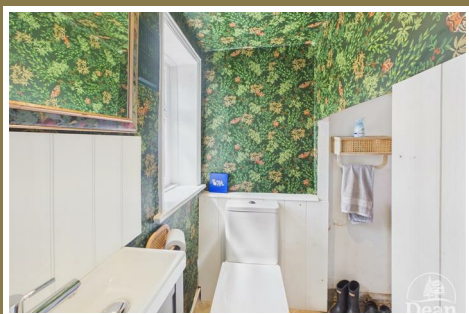
£265,000



VIRTUAL TOUR AVAILABLE Take a look at this newly renovated three-bedroom semi-detached property located in the sought after village of Yorkley.

This property offers two reception rooms, utility room, three sizable bedrooms and large gardens offering the potential to extend if desired. The current vendors are looking to re-locate for work purposes and therefore looking for a quick sale!

Yorkley has a wide range of amenities to include a very good primary school, public house, post office/general store, Doctors surgery and Community centre, Yorkley Star Cricket pitch and team and Football team.



Entrance Hallway:

5'8 x 6'2 (1.73m x 1.88m)

Power and lighting, stairs to first floor, WIFI point and double panelled radiator.

Living Room:

11'8 x 8'6 (3.56m x 2.59m)

A cosy family space with UPVC double glazed window to front aspect, multi-fuel burner and double panelled radiator.

Dining Room:

11'4 x 13'1 (3.45m x 3.99m)

Spacious and versatile dining space perfect for family living with decorative fireplace, double panelled radiator and UPVC double glazed patio doors to rear garden.

Kitchen:

9'5 x 7'3 (2.87m x 2.21m)

Side aspect UPVC double glazed window, rear aspect UPVC partially frosted door gives access out to the rear garden. Range of wall, drawer and base mounted units. Plastic drainer unit with tap over, built in dishwasher, oven, fridge/freezer, hob & extractor fan, door into pantry. Inset ceiling spotlights.

Utility Room:

5'5 x 5'9 (1.65m x 1.75m)

Fitted with the air source heat pump system, plumbing for washing machine, extractor fan and UPVC double glazed window to side aspect.

Downstairs W/C:

2'10 x 4'3 (0.86m x 1.30m)

First Floor Landing:

9'5 x 6'3 (2.87m x 1.91m)

Spacious landing with power ad lighting, access to loft and UPVC double glazed window to front aspect.

Bedroom One:

11'9 x 9'10 (3.58m x 3.00m)

UPVC double glazed bay windows, double panelled radiator.

Bedroom Two:

11'5 x 10'8 (3.48m x 3.25m)

UPVC double glazed window to rear aspect, double panelled radiator and alcove space for wardrobes and/or chest of drawers.

Bedroom Three:

5'3 x 9'10 (1.60m x 3.00m)

Perfect for office space or a nurse the bedroom has a

UPVC double glazed window to the rear aspect and a double panelled radiator.

Family Bathroom:
5'11 x 5'10 (1.80m x 1.78m)

Bath with shower over and built-in niche, W/C, wash hand basin with built-in storage, extractor and UPVC double glazed frosted window to side aspect.

Outside:
This large rear garden perfect for families is offered as a blank canvas for you to bring your own personal stamp to. Tiered into sections it offers a sizeable rear

patio area leading through to a pathway and large laid to lawn area.

Garage:
8'7 x 18'8 (2.62m x 5.69m)
Perfect storage space with the opportunity to connect to power if required.



Consumer Notes: Dean Estate Agents Ltd have prepared the information within this website/brochure with care and co-operation from the seller. It is intended to be indicative rather than definitive, without a guarantee of accuracy. Before you act upon any information provided, we request that you satisfy yourself about the completeness, accuracy, reliability, suitability or availability with respect to the website or the information, products, services, or related graphics contained on the website for any purpose.

These details do not constitute any part of any Offer, Contract or Tenancy Agreement.

Photographs used for advertising purposes may not necessarily be the most recent photographs, although every effort is made to update photographs at the earliest opportunity. Any reliance you place on such information is therefore strictly at your own risk. All photographic images are under the ownership of Dean Estate Agents Ltd and therefore Dean Estate Agents retain the copyright. You must obtain permission from the owner of the images to reproduce them.

Tenanted Property – we are not always able to show the most recent condition of a property due to tenants' privacy and we may choose to show the photographs of the property when it was last vacant to at least allow clients some idea of the internal condition. Therefore, we would of course, urge you to view before making any decisions to purchase or rent the property and before any costs.

Energy Performance Certificates are supplied to us via a third party and we do not accept responsibility for the content within such reports.

PRC Certificates – Some ex-local authority properties have been repaired in recent years using the PRC Scheme wherein a certificate has been produced by a qualified property engineer. This certificate does not imply the suitability for a mortgage approval and you must satisfy yourself of the work carried out that may meet your lenders criteria.

As with leasehold property or new build development sites, you are likely to be responsible for a contribution to management charges and/or ground rent or a contribution to the development service charge. Please enquire at the time of viewing.

You may also incur fees for items such as leasehold packs and, in addition, you will also need to check the remaining length of any lease before you complete a mortgage application form. Please ask a member of our team for any help required before committing to purchase a property and incurring expense.

Road Map



Hybrid Map



Terrain Map



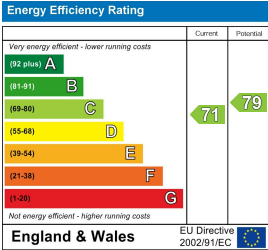
Floor Plan



Viewing

Please contact our Lydney Office on 01594 368202 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.