Dean
ESTATE AGENTS

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1 Slade Road

Yorkley, Lydney, GL15 4SG

£265,000

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VIRTUAL TOUR AVAILABLE Dean Estate Agents are proud to offer to the market this attractive 2 bedroom detached property in a desirable location, close to woodland walks. The property is in need of a full renovation but offers heaps of potential for creating the perfect family home.

The village of Yorkley has its own primary school, convenience stores & post office, public houses, doctors surgery, community centre and recreation ground, there are many woodland walks and cycle tracks right on the doorstep. Lydney is the nearest town with local shops and supermarkets, more doctors surgeries, pharmacies, a leisure centre, public houses and restaurants, a train station and many bus routes with easy access to nearby towns and cities.

Approached via UPVC Double Glazed Door:

Kitchen:
14'10 x 10'0 (4.52m x 3.05m)
Electric double oven, induction hob, space for fridge, freezer and plumbing for washing machine. Range of base and eye level cabinets single sink with drainer. Window to utility room.

Living Room:
12'3 x 11'9 (3.73m x 3.58m)
Large bay window to front aspect, exposed brick decorative fire place, double panelled radiator, plenty of plug sockets ,tv and phone point.

Dining Room:
10'9 x 14'4 (3.28m x 4.37m)
Large bay window to front aspect, double panelled radiator.

Utility Room/Sun Room:
12'6 x 6'2 (3.81m x 1.88m)
Power and lighting, storage cupboard, UPVC double glazed door to side access/garden.

First Floor Landing:
5'8 x 4'3 (1.73m x 1.30m)
Two large UPVC double glazed windows, open staircase.

Bedroom One:
12'9 x 11'10 (3.89m x 3.61m)
Spacious double bedroom with UPVC double glazed window to front aspect and a double panelled radiator.

Bedroom Two:
10'10 x 11'10 (3.30m x 3.61m)
Double bedroom with UPVC double glazed window to front aspect, double panelled radiator.

Bathroom:
8'9 x 10'5 (2.67m x 3.18m)
Sizeable walk-in shower, bath, w/c and standing sink unit. Towel radiator and large frosted UPVC window to the rear. Fitted airing cupboard housing Vaillant combi-boiler and small double panelled radiator.

Outside:
Large gates to front with access for off road parking for two cars. Large and private south facing lawned gardens to either side of the parking area. To the rear of the property there is gate to road access with short walk to the woods. Tiered patio area leading to rear garden with LPG gas tank.

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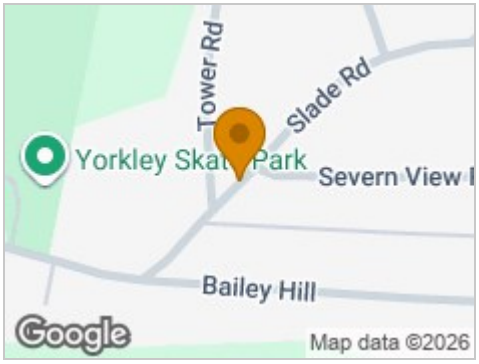
As with leasehold property or new build development sites, you are likely to be responsible for a contribution to management charges and/or ground rent or a contribution to the development service charge. Please enquire at the time of viewing.
You may also incur fees for items such as leasehold packs 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

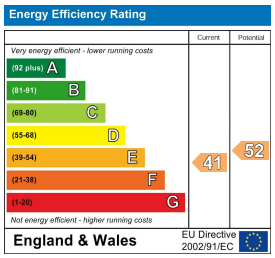
Terrain Map

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



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