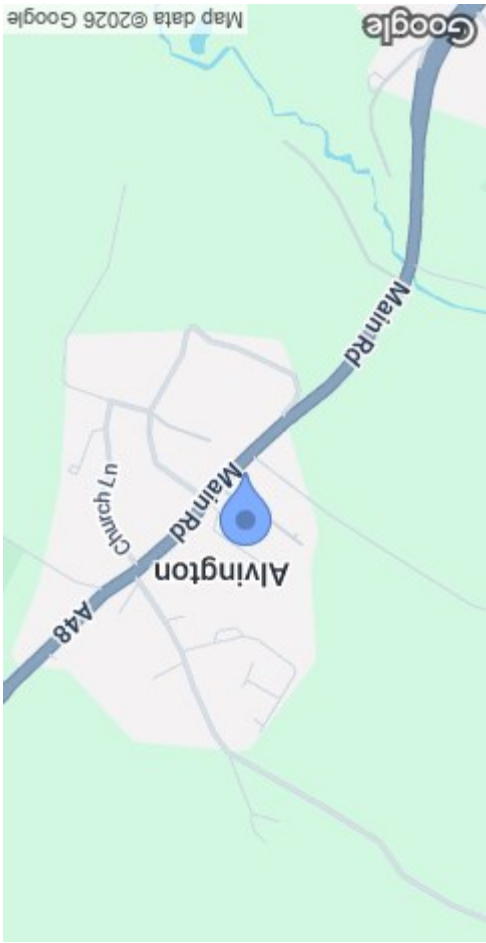


MISREPRESENTATION DISCLAIMER
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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	Future
Energy Efficiency Rating Legend	
A (92-100) Very energy efficient - low running costs	
B (81-91) Energy efficient - low running costs	
C (69-80) Reasonably energy efficient - low running costs	
D (55-68) Fairly energy efficient - low running costs	
E (39-54) Fairly energy inefficient - high running costs	
F (29-38) Energy inefficient - high running costs	
G (1-28) Very energy inefficient - high running costs	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Future
Environmental Impact (CO ₂) Rating Legend	
A (92-100) Very low CO ₂ emissions	
B (81-91) Low CO ₂ emissions	
C (69-80) Moderate CO ₂ emissions	
D (55-68) High CO ₂ emissions	
E (39-54) Very high CO ₂ emissions	
F (29-38) High CO ₂ emissions	
G (1-28) Very high CO ₂ emissions	
EU Directive 2002/91/EC	



Bwthyn Bach Main Road
Alvington, Lydney GL15 6AT

£250,000

A deceptively spacious THREE BEDROOM SEMI-DETACHED HOUSE situated in a VILLAGE LOCATION, offering excellent potential for MODERNISATION AND IMPROVEMENT. The property benefits from TWO RECEPTION ROOMS, a useful LEAN-TO UTILITY AREA and a superb 200FT REAR GARDEN featuring established fruit trees and numerous seating areas. Further benefits include OFF-ROAD PARKING, a GARAGE and additional parking, making this an exciting opportunity for buyers looking to create their ideal home.

Alvington is a village and civil parish which lies at the edge of the Forest of Dean in Gloucestershire, England, situated on the A48 road, six miles north-east of Chepstow in Wales. It has easy access to several radiating motorways and the Severn Bridge. The village includes a church, two pubs, a tea room and a petrol station.



ENTRANCE PORCH

5'08 x 3'11 (1.73m x 1.19m)

Accessed via a wooden front door, the entrance porch has wooden-framed windows to the front and side aspects and a further uPVC double-glazed door leading into the lounge.

LOUNGE

15'10 x 9'11 (4.83m x 3.02m)

A fantastic reception room featuring an attractive open fireplace, two front-aspect uPVC double-glazed windows, power points and a television point. A doorway leads through to the kitchen.

KITCHEN

14'04 x 10'09 (4.37m x 3.28m)

Fitted with a range of wooden kitchen units, a double-bowl sink and space for a cooker. Further features include a pantry, part-tiled walls, a rear-aspect uPVC double-glazed window, a night storage heater and useful space for hanging coats and additional storage. Stairs lead to the first floor.

DINING ROOM

10'01 x 13'04 (3.07m x 4.06m)

A separate dining room with power points, an internal window overlooking the stairway and uPVC double-glazed windows to the rear and side aspects.

LEAN-TO UTILITY AREA

6'05 x 5'07 (1.96m x 1.70m)

Accessed via a stable door from the inner hallway, this useful additional space provides plumbing and space for a washing machine, together with space for a tumble dryer. A rear door leads out to the garden.

LANDING

Doors lead to all three bedrooms and the bathroom. There is also an airing cupboard and access to the loft space.

BEDROOM ONE

16'09 x 10'02 (5.11m x 3.10m)

A generous double bedroom with two front-aspect uPVC double-glazed windows, a night storage heater and power points.

BEDROOM TWO

10'01 x 13'04 (3.07m x 4.06m)

A further bedroom with uPVC double-glazed windows to the side and rear aspects, a night storage heater and power points.

BEDROOM THREE

6'07 x 10'10 (2.01m x 3.30m)

A third bedroom with a rear-aspect uPVC double-glazed window, a night storage heater and power points.

BATHROOM

8'01 x 5'01 (2.46m x 1.55m)

Fitted with a panelled bath with a mains-fed shower over, a pedestal wash hand basin and a low-level WC. The room also benefits from part-tiled walls and a roof light.

OUTSIDE

FRONT

To the front of the property, there is an area for off-road parking.

REAR GARDEN

A particularly notable feature of the property is the approximately 200ft long rear garden, offering a wonderful sense of space and a variety of areas to enjoy. The garden incorporates numerous seating areas, established fruit trees and a garage, with plenty of scope for gardening enthusiasts or those looking for an outdoor space to relax and entertain. The garden also benefits from having a DETACHED GARAGE/WORKSHOP.

PARKING

In addition to the parking available to the front and side of the property, permission has been granted for parking for two vehicles on the adjoining track, provided pedestrian access along the footpath is maintained.

AGENTS NOTES

A public footpath runs adjacent to the garden but does not cross the property itself.

SERVICES

Mains - Water, Electricity 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

Severn Trent - Rates are 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

From the T junction in Lydney with Tesco being opposite, turn right and follow the road into Alvington, proceed through the village passing The Blacksmith Arms on your right hand side, the property will then be found on the right.

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.