



7 Ridge Place

Worrall Hill, Lydbrook, GL17 9QQ

£270,000



VIRTUAL TOUR AVAILABLE Dean Estate Agents are delighted to offer to the market this beautifully presented, modern family home with a spacious kitchen/dining room, bright and airy lounge with French doors leading to the rear garden, three good sized bedrooms, a newly renovated modern bathroom and a large landscaped garden to the rear, offering stunning views and a large workshop.

Ridge Place is situated in Worrall Hill where you will find fantastic woodland walks on your doorstep. You are just a short drive away from the village of Lydbrook where you will find a free house, convenience store, great bus links, schools and much more.



Approached via UPVC double glazed front door into:

Entrance Porch:

6'0" x 3'5" (1.83m x 1.06m)

Door into entrance hallway.

Entrance Hallway:

7'8" x 3'4" (2.34m x 1.02m)

Radiator, door to lounge & kitchen/diner, stairs to first floor landing, power & lighting.

Lounge:

19'7" x 10'1" (5.99m x 3.09m)

Double glazed UPVC window to front aspect, double panelled radiator, double glazed UPVC double patio doors to rear garden, media wall with TV & electric fireplace, power & lighting.

Kitchen/Dining Room:

15'9" x 11'8" (4.81m x 3.56m)

A range of eye level and base units with under cabinet lighting, space for fridge/freezer, space & plumbing for washing machine & dishwasher, one & a half sink with mixer tap & integrated drainer unit, electric hob & oven with extractor fan, double glazed UPVC windows, UPVC door to rear garden, power & lighting, double panelled radiator.

First Floor Landing:

7'3" x 5'0" (2.21m x 1.53m)

Doors to bedrooms and bathroom, loft access, power & lighting, storage cupboard.

Bedroom One:

14'2" x 8'11" (4.34m x 2.73m)

Built in wardrobes, power & lighting, two double glazed UPVC windows to front aspect, double panelled radiator.

Bedroom Two:

11'3" x 10'8" (3.43m x 3.26m)

Double glazed UPVC window to rear aspect, double panelled radiator, power & lighting.

Bedroom Three:

15'1" x 5'11" (4.61m x 1.82m)

Dual aspect double glazed UPVC windows, power & lighting, double panelled radiators.

Bathroom:

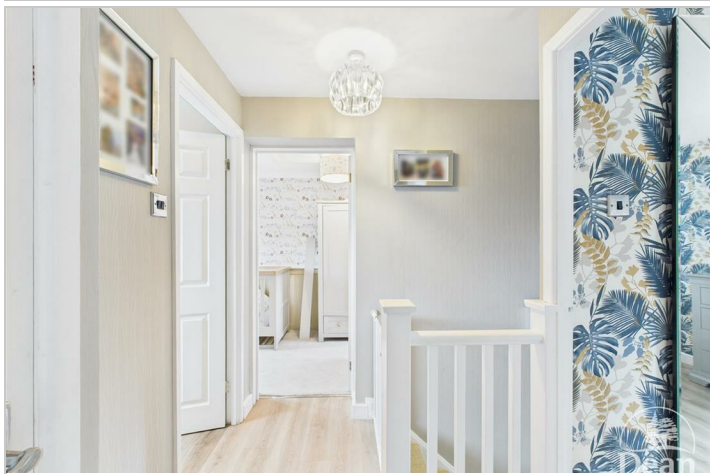
7'10" x 5'5" (2.41m x 1.67m)

Double glazed frosted window, P shaped bath with rainfall shower head above, W.C., heated towel rail, hand wash basin with storage beneath, lighting.

Outside:

To the front of the property, one will find a lawned garden, pathway to the entrance porch and a side path leading to the rear gardens.

The rear gardens host a large Indian Sandstone patio area with views across the surrounding area; outside light and tap, steps down to the lawns with fenced boundaries and a large wooden workshop with power and lighting.



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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



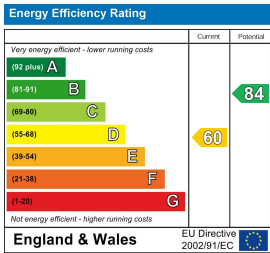
Floor Plan



Viewing

Please contact our Coleford Office on 01594 835751 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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