



## The Laurels Yorkley Wood

Yorkley, Lydney, GL15 4TU

Offers Over £260,000



\*\*\*VIRTUAL TOUR AVAILABLE\*\*\*NO ONWARD CHAIN\*\*\*OFFERS INVITED\*\*\* Dean Estate Agents are pleased to offer to the market a two bedroom detached cottage situated in the sought after rural area of Yorkley, the property requires some updating and modernisation. The accommodation comprises of two reception rooms, one with wood burner and brick surround, kitchen, shower room and conservatory, there are two further bedrooms upstairs. Outside there is off road parking and the rear garden benefits from a patio area where there are beautiful far reaching views of the Forest of Dean.



Approached via UPVC double glazed door into:

#### Entrance Porch:

UPVC double glazed windows, door to dining room.

#### Inner Lobby:

Under stairs cupboard, mains consumer unit.

#### Sitting Room:

Front aspect UPVC double glazed window, radiator, wood burner with brick surround.

#### Dining Room:

Side aspect UPVC double glazed window, living flame gas fire with back boiler, tiled surround, radiator and stairs to first floor.

#### Kitchen:

Fitted kitchen with base units, wall cupboards, radiator, sink unit, UPVC double glazed window to rear, door to rear porch.

#### Bathroom:

A modern suite comprising of W.C., wash hand basin, large walk in shower cubicle with panelled walling and electric shower, UPVC double glazed window, radiator.

#### Conservatory:

Built of UPVC with super views of the surrounding countryside.

#### First Floor Landing:

Doors to bedrooms.

#### Bedroom One:

With side aspect UPVC double glazed window, radiator and airing cupboard. Built in wardrobe.

#### Bedroom Two:

With side aspect UPVC double glazed window, radiator and shelving.

#### Outside:

To the front of the cottage one will find off road parking for two vehicles with gate and path leading to the entrance door. The immediate gardens are both of lawn and well stocked with shrubs, LPG gas tank, path to the rear gardens. The rear offers superb views across the rural surrounding area, blossom tree, shrubs, lawns, outbuildings and patio. A very private garden which can be appreciated upon viewing.



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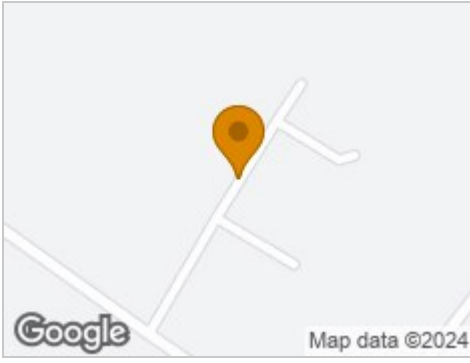
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As with leasehold property or new build development sites, you are likely to be responsible for a contribution to management charges and/or ground rent or a contribution to the development

## Road Map



## Hybrid Map



## Terrain Map



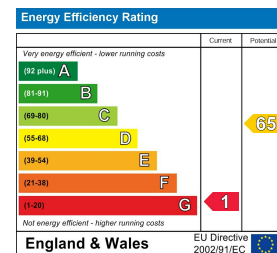
## Floor Plan



## 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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