



The Farthings, Joys Green Road

Lydbrook, Gloucestershire, GL17 9SX

£450,000



VIRTUAL TOUR AVAILABLEVIEWING HIGHLY RECOMMENDED*** Dean Estate Agents are delighted to offer to the market this four bedroom attached house situated in a rural area just outside Lydbrook in the Forest of Dean.

Upon entering the property there is a spacious lounge with patio doors overlooking the gardens, from here there is a downstairs shower room and a double bedroom, there are stairs to the first floor from the lounge leading to the large master bedroom with velux windows. The property benefits from an L-shaped kitchen/diner with space for table and chairs making it a fantastic family hub, there are then further steps down to the cosy snug with woodburner and exposed stone fireplace. On the first floor there are two further bedrooms and bathroom. Outside there is ample off road parking, a garage and workshop, a lovely garden with space for seating and glorious views over the River Wye and the distant Malvern Hills.



Approached via double glazed patio doors into:

Lounge:

Double panelled radiator, double glazed window, stairs to bedroom one on the first floor, power and lighting, stairs to kitchen/diner, doors to bedroom two and shower room.

Bedroom One:

Double glazed velux windows, double glazed windows, double panelled radiator, TV point, power and lighting.

Bedroom Two (by lounge):

Double panelled radiator, TV point, UPVC double glazed windows, power and lighting.

Shower Room:

Walk in corner shower with glass sliding screen, tiled flooring, heated towel rail, W.C., pedestal sink, extractor fan.

Kitchen/Diner:

A range of base, wall and drawer units, Bosch integrated oven, Siemens electric hob, stainless steel one and a half bowl sink and drainer unit, space and plumbing for washing machine,

extractor hood, double glazed windows, door to front, storage cupboard, boiler, tiled flooring, double panelled radiator, stairs to snug downstairs and first floor landing.

Snug:

Woodburner with exposed stone fireplace, double panelled radiator, window.

First Floor Landing:

Loft access, smoke alarm, lighting, doors to bedrooms and bathroom.

Bedroom Three:

Storage cupboard, cupboard housing immersion tank, double panelled radiator, window to side, power and lighting.

Bedroom Four:

Window to front, double panelled radiator, storage cupboard, power and lighting.

Bathroom:

White panelled bath, pedestal sink, W.C., double panelled radiator, double glazed window, light.

Outside:

Approached via a single track to the property. The

property has recently benefited from new fencing throughout. If you're looking for a property with stunning views, look no further! This property boasts views over the river wye and distant views towards the Malverns. The garden is mainly lawned with a patio area for seating. The property also benefits from a pedestrian gate straight into the woodlands.

You also benefit from a workshop, garage and parking for multiple vehicles.

Workshop:

Doors, windows, W.C., sink, power and lighting.

Garage:

Up and over door.



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.

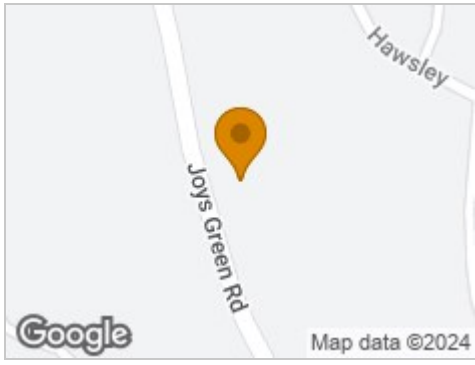
Tenanted Property – we are not always able to show the most recent condition of a property due to tenants' privacy and we may choose to show the photographs of the property when it was last vacant to at least allow clients some idea of the internal condition. Therefore, we would of course, urge you to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

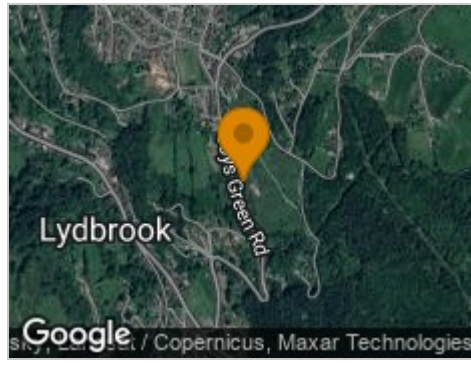
PRC Certificates – Some ex-local authority properties have been repaired in recent years using the PRC Scheme wherein a certificate has been produced by a qualified property engineer. This certificate does not imply the suitability for a mortgage approval and you must satisfy yourself of the work carried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

Road Map



Hybrid Map



Terrain Map



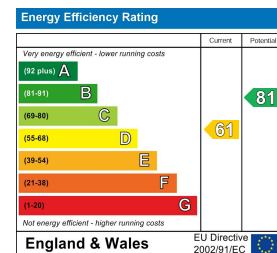
Floor Plan



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



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.