



## Rosevale

Upper Lydbrook, Lydbrook, GL17 9LQ

£325,000



**\*\*\*VIRTUAL TOUR AVAILABLE\*\*\*** Dean Estate Agents are delighted to offer for sale this two bedroom detached bungalow within a very generous plot of ground adjoining woodland. This property benefits from a modern kitchen, lounge, bathroom, well kept lawns and parking for numerous vehicles. **MUST BE VIEWED!**

This property is situated in Upper Lydbrook where you will find woodland walks on your doorstep, there is also a public house, convenience store and bus stops nearby. The popular town of Ross-on-Wye is just 7.3 miles away, with a very scenic route to get there. You also benefit from being 4.1 miles away from Coleford, which is another popular town.



Approached via double glazed front door into:

#### Entrance Hallway:

Access to insulated loft space, storage cupboards, smoke alarm, digital thermostat, power and lighting, double glazed window to rear aspect, double panelled radiator, doors to lounge, bedrooms and bathroom.

#### Lounge:

15'11" x 11'8" (4.86m x 3.58m)

Double glazed patio doors to front aspect, double glazed window to rear aspect, double panelled radiator, coved ceiling, smoke alarm, TV and sky point, dimmer switch, power and lighting, door to kitchen.

#### Kitchen:

15'11" x 9'10" (4.86m x 3.02m)

A modern fitted kitchen comprising of base units, wall units and drawers, worktop, one and a half stainless steel sink with drainer unit, gas cooker point, laminate flooring, extractor hood with lighting, mains consumer unit, double panelled radiator, power and lighting, space for fridge/freezer, double glazed frosted door to rear garden, double glazed window to front aspect, UPVC double glazed French doors to the lean to conservatory.

#### Lean to Conservatory:

14'2" x 8'3" (4.34m x 2.54m)

Aluminium framed with laminate flooring, doors to the rear garden, power.

#### Bedroom One:

15'10" x 11'10" (4.85m x 3.62m)

Double glazed windows to the front and side aspect, double panelled radiator, coved ceiling, power and lighting.

#### Bedroom Two:

12'7" x 9'4" (3.84m x 2.85m)

Double glazed window to front aspect, double panelled radiator, built in mirrored double wardrobe, power and lighting.

#### Bathroom:

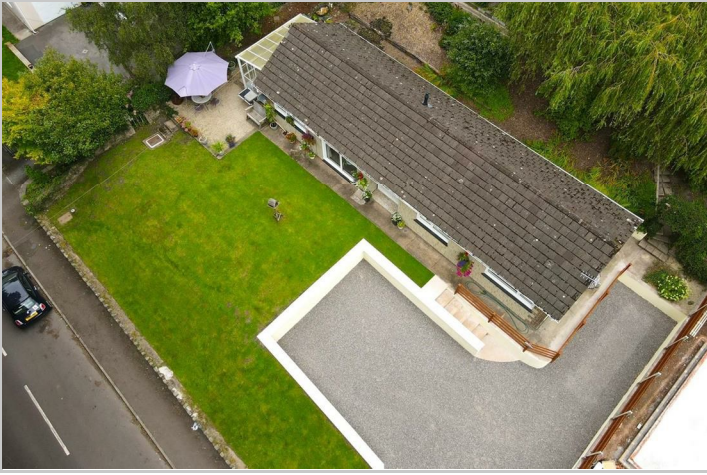
6'10" x 5'5" (2.10m x 1.66m)

A white bathroom suite comprising of W.C., hand wash basin, panelled bath with electric shower over and glass screen, partly tiled walls, double panelled radiator, coved ceiling, tiled flooring, double glazed frosted window to rear aspect.

#### Outside:

To the front of the property one will find gravelled off road parking and rendered retaining walls, double wooden gates, outside lights, gravelled patio area, off road parking for numerous vehicles, side access on both sides of the bungalow to the rear gardens.

The rear gardens comprise of terraced areas adjoining woodland, an abundance of shrubs and seasonal flowering plants, external water tap and double power point. Views across the surrounding area and direct access into woodland.



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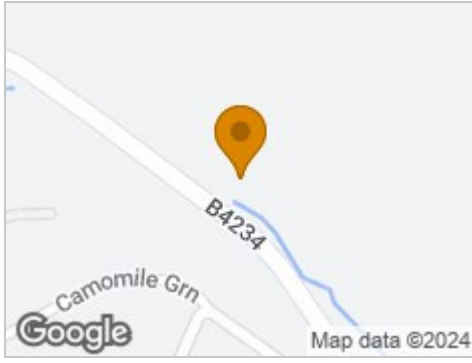
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As with leasehold property or new build development sites, you are likely to be responsible for a contribution to management charges and/or ground rent or a contribution to the development service charge. Please enquire at the time of viewing.

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



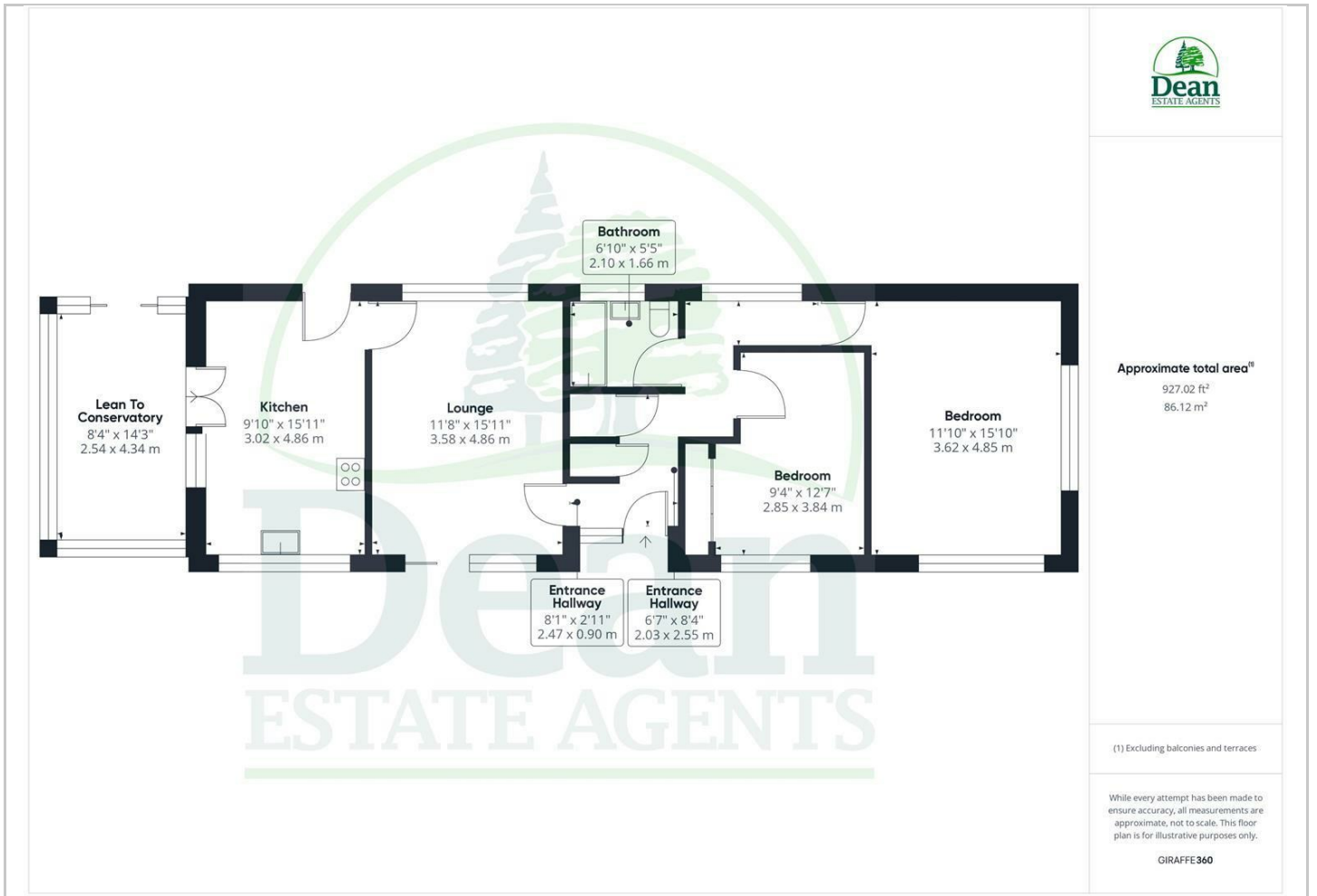
## Hybrid Map



## Terrain Map



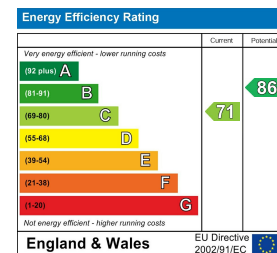
## Floor Plan



## 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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