

Tel: 01594 835751 Email: coleford@deanestateagents.co.uk



5 Hillside Terrace

Joys Green, Lydbrook, Gloucestershire, GL17 9QZ

£199,950





VIRTUAL TOUR AVAILABLEPERFECT FOR FIRST TIME BUYERS*** Fantastic opportunity to purchase this spacious property sitting on a corner plot with a wraparound garden. The property has two double bedrooms with modern, good sized bathroom. Downstairs benefits from large dual aspect lounge/diner and beautifully presented kitchen. The property has a brick built storage room attached to the property and double glazing throughout.

The family home is situated in the rural village of Joys Green in the Forest of Dean. The village benefits from a large green with a park situated in the centre and woodland walks nearby. Lydbrook has many further amenities to include a public house, doctors surgery, convenience shop and takeaways.



Approached via a UPVC double glazed front door into:

Entrance Hallway:

7'7" x 6'2" (2.32m x 1.88m)

Radiator, doors to lounge and kitchen, stairs to first floor, lighting, smoke alarm.

Kitchen:

11'6" x 8'8" (3.51m x 2.66m)

A range of base, wall and drawer units, electric four ring hob, integrated oven, stainless steel sink with drainer unit, extractor hood, integrated fridge/freezer, storage cupboard, mains consumer unit, UPVC double glazed windows, radiator.

Lounge/Diner:

19'9" x 10'3" (6.02m x 3.13m)

Double aspect UPVC double glazed windows, BT point, radiators, power and lighting.

Utility Room:

8'6" x 7'7" (2.61m x 2.33m)

UPVC double glazed window and door, space and plumbing for washing machine, power and lighting.

First Floor Landing:

8'9" x 8'7" (2.68m x 2.62m)

UPVC double glazed window, airing cupboard, access to all bedrooms and bathroom, loft access

Bedroom One: 12'10" x 9'5" (3.93m x 2.89m) UPVC double glazed windows, radiator, power and lighting.

Bedroom Two: 10'3" x 9'10" (3.13m x 3.02m) UPVC double glazed windows, rad

UPVC double glazed windows, radiator, power and lighting.

Bathroom:

8'11" x 5'5" (2.72m x 1.66m)

White panelled bath, electric shower, glass shower screen, heated towel rail, pedestal wash hand basin, W.C. , partly tiled walls, UPVC double glazed window, lighting.

Storage Room: 4'11" x 6'2" (1.50m x 1.88m)

UPVC double glazed window, power and lighting.

Outside:

The property is mainly laid to lawn with a small patio to the front and pathway to the front door. The garden benefits from a range of bushes & shrubs, outside tap, space for rotary line, base for a greenhouse, you will benefit from stunning far reaching views to the rear.



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.

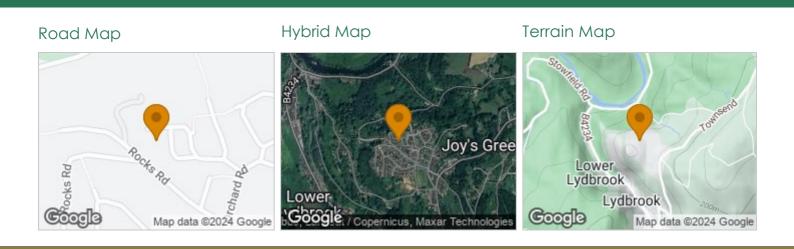
Tenanted Properties – we are not always able to show the most recent condition of a property due to tenants' privacy and we may choose to show the photographs of the property when it was last vacant to at least allow clients some idea of the internal condition. Therefore, we would of course, urge you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



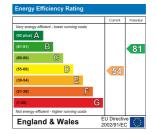
Floor Plan



Viewing

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





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 firms employment has the authority to make or give any representation or warranty in respect of the property.