



## Woodland Place

Yorkley, Lydney, GL15 4SA

£325,000





\*\*\* VIRTUAL TOUR AVAILABLE \*\*\* NO ONWARD CHAIN \*\*\*

Detached bungalow within close proximity of woodland. The property has a lounge with feature fireplace, kitchen/diner, 3 bedrooms, bathroom and separate cloakroom, oil heating, parking and gardens that wrap around the property. There is off road parking. Requiring up-dating.



#### Entrance Hallway :

Entered via UPVC door and side screen, access to loft space, radiator.

#### Lounge :

Feature fireplace, two radiators, double glazed windows to front and side aspects.

#### Kitchen / Diner :

Matching wall and base cabinets, electric cooker point, plumbing for washing machine, plumbing for dish washer, airing cupboard with hot water tank, oil fired boiler, windows to side and rear aspects, door to outside.

#### Bedroom 1 :

Double glazed window to rear aspect, twin panel radiator, built in wardrobes.

#### Bedroom 2 :

Double glazed window to front aspect, twin panel radiator, built in wardrobe.

#### Bedroom 3 :

Double glazed window to front aspect, radiator.

#### Bathroom :

Bath with shower over, vanity wash hand basin, double glazed window to rear aspect.

#### Cloakroom :

Low level WC, window to rear aspect.

#### Outside :

Front & Side - graveled areas, mature shrubs and heathers.

Twin wrought iron gates lead to the driveway with off road parking for several vehicles, additional enclosed wildlife garden to the front.

Rear - Large patio, vegetable bed, graveled areas, mature shrubs, garden shed, oil tank.

#### Consumer Notes :

Dean Estate Agents Ltd have prepared the information within this website/brochure with infinite care and 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 our 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. All photographic images are under the ownership of Dean Estate Agents Ltd and therefore Dean Estate Agents retain the copyright.

Tenanted Property – we are not always able to show the most recent condition of a property due to tenants' privacy and 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 at that time.

Energy Performance Certificates are supplied to us via a third party and we do not accept responsibility for the content within such reports.

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. You must therefore consult with your legal representatives on these matters at the earliest opportunity before making a decision to purchase or incurring costs.

Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment etc.

The Laws of copyright protect this material. Dean Estate Agents is the owner of the copyright. This property sheet

forms part of our database and is protected by the database right and copyright laws.

Equipment: Dean Estate Agents have not tested the equipment or any central heating system mentioned in these particulars and the purchaser is advised to satisfy themselves as to the working order and condition of any related equipment.

Tenure: We are advised freehold.

Agents Note: Please contact Dean Estate Agents for an updated brochure if applicable.





## Road Map



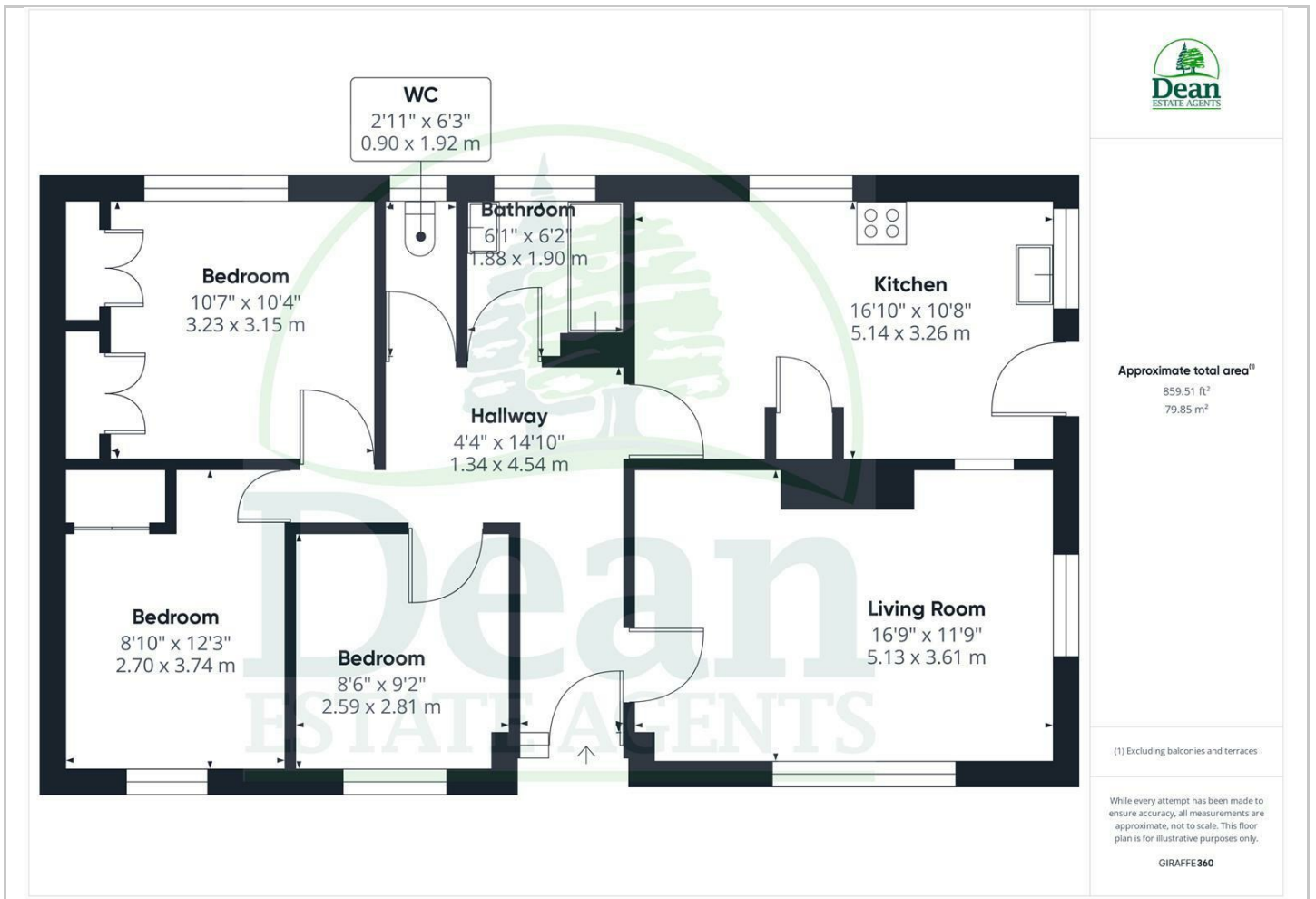
## Hybrid Map



## Terrain Map



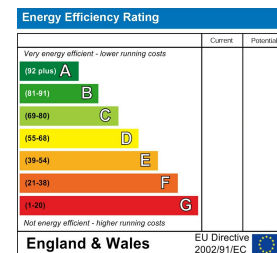
## Floor Plan



## Viewing

Please contact our Cinderford Office on 01594 825574 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.