



Elmsleigh

Oldcroft, Lydney, Gloucestershire, GL15 4NR

£280,000



****NO ONWARD CHAIN**VIEWING HIGHLY RECOMMENDED**** With it's gorgeous location and access straight into the woods there is this three bedroom semi detached house located in Oldcroft near Lydney in the Forest of Dean. The accommodation comprises of spacious lounge, downstairs bathroom and kitchen with dining area. Upstairs there are three double bedrooms all with lovely views. Outside there is off road parking for multiple vehicles leading to a garage and front and rear gardens.

The hamlet of Oldcroft is situated between the villages of Yorkley and Viney Hill. Both villages have public houses, Yorkley has a convenience store, post office, community hall and doctors surgery. There are many more amenities in the town of Lydney which is a short drive away.



Approached via UPVC double glazed front door into:

Entrance Hallway:

UPVC double glazed window, mains consumer unit, smoke alarm, BT point, radiator, power, lighting, door to bathroom, door to lounge, stairs to first floor.

Lounge:

25'1" x 10'4" (7.65m x 3.17m)

UPVC double glazed window, radiator, electric fire, TV point, door to kitchen, power and lighting.

Kitchen:

10'1" x 7'10" (3.08m x 2.40m)

A modern fitted kitchen with a range of base, wall and drawer units, Hotpoint four ring electric hob, Neff integrated oven, Neff integrated microwave, space for fridge/ freezer, plumbing for washing machine, extractor hood, stainless steel one and a half bowl sink with drainer unit, UPVC door to rear, power and lighting, opening to dining area.

Dining Area:

7'3" x 15'5" (2.22m x 4.72m)

Space for table and chairs, UPVC double glazed windows to rear, radiator, power and lighting.

Ground Floor Bathroom:

6'3" x 5'4" (1.91m x 1.63m)

Tiled flooring, W.C., pedestal sink, bath, heated towel rail, mirrored medicine cabinet, lighting, UPVC double glazed window.

First Floor Landing:

2'9" x 7'10" (0.86m x 2.40m)

UPVC double glazed window, loft access, airing cupboard, power and lighting.

Bedroom One:

11'1" x 13'1" (3.38m x 4.00m)

Fitted wardrobes and storage cupboards, UPVC double glazed window, smoke alarm, radiator, power and lighting.

Bedroom Two:

13'7" x 7'9" (4.15m x 2.38m)

Fitted wardrobe, UPVC double glazed window, power and lighting, radiator.

Bedroom Three:

8'0" x 7'10" (2.44m x 2.40m)

UPVC double glazed window, power and lighting.

Outside:

The property is gated to the front with parking for several vehicles leading to a garage. The front garden is lawned and overlooks woodlands. The

rear garden is beautifully separated into two sections, mainly lawned with a range of shrubs and bushes, there are two sheds, one with power and one with lighting.

Garage:

18'7" x 9'4" (5.68m x 2.85m)

Up and over door, power and lighting.



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

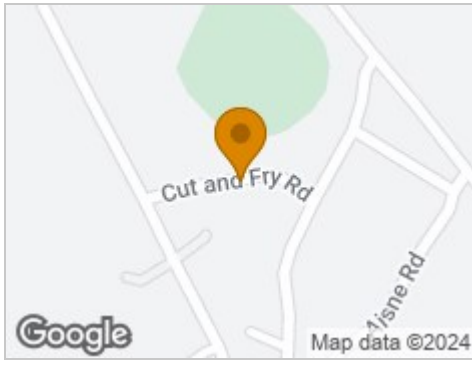
PRC Certificates – Some ex-local authority properties have been repaired in recent years using the PRC Scheme wherein a certificate has been produced by a qualified property engineer. This certificate does not imply the suitability for a mortgage approval and you must satisfy yourself of the work carried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

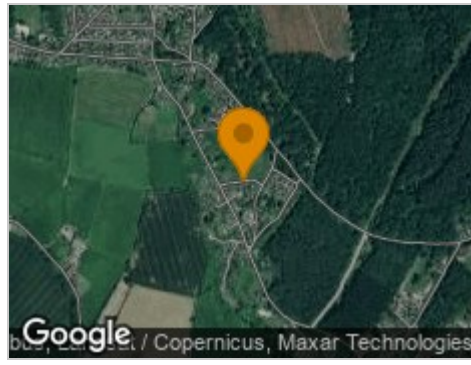
You may also incur fees for items such as leasehold packs and, in addition, you will also need to check the remaining length of any lease before you complete a mortgage application form.

Please ask a member of our team for any help required before committing to purchase a property and incurring expense.

Road Map



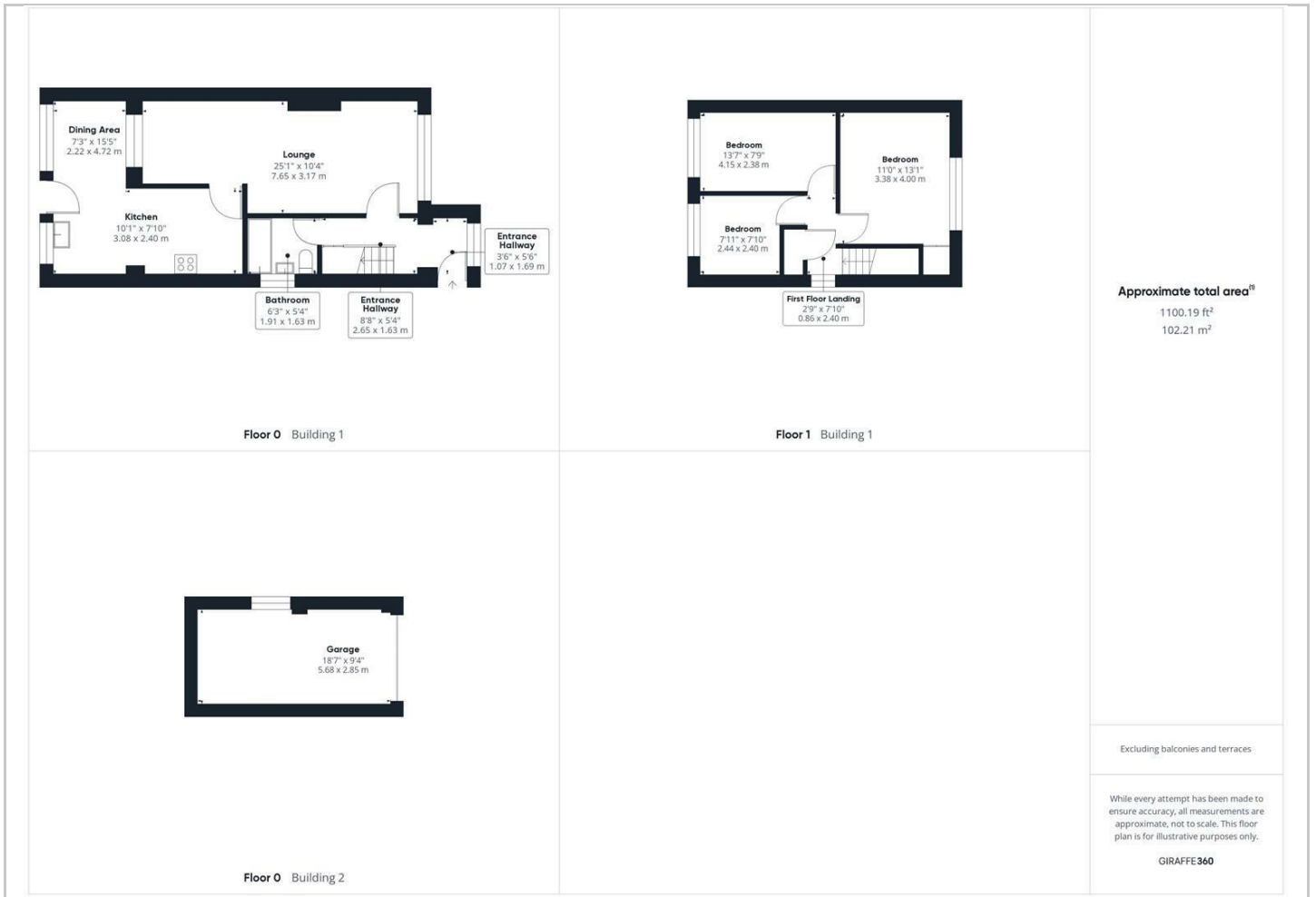
Hybrid Map



Terrain Map



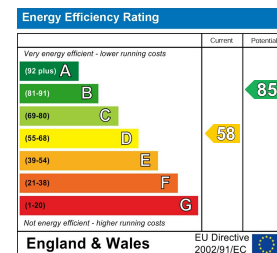
Floor Plan



Viewing

Please contact our Lydney Office on 01594 368202 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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