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The Laurels, Yorkley Wood, Yorkley, GL15 4TU

Offers Over £260,000



FREEHOLD

Offers Over £260,000

A TWO BEDROOM DETACHED COTTAGE SITUATED IN A HIGHLY SOUGHT AFTER LOCATION, ELEVATED WITH FAR REACHING VIEWS. THE PROPERTY REQUIRES SOME UPDATING AND MODERNISATION BUT HAS IMMENSE POTENTIAL WITH ROOM FOR EXTENSION SUBJECT TO THE NECESSARY PLANNING CONSENT

Property Description

The village of Yorkley benefits from a local Shop, Post Office, Doctors Surgery, Primary School, two Public Houses and woodland walks. Lydney town (approx. 3 miles away) offers a wide range of facilities including a variety of Shops, Banks, Building Societies and Supermarkets, as well as a Sports Centre, Golf course, Hospital, Doctors Surgeries, Train Station, Primary and Secondary Schools.

A wider range of facilities are also available throughout the Forest of Dean including an abundance of woodland and river walks. The Severn crossings and M4 towards London, Bristol and Cardiff are easily reached from this area along with the cities of Gloucester and Cheltenham for access onto the M5 and the Midlands.

ENTRANCE PORCH: door to side, fully glazed, door to Lounge.

LOUNGE: 12' 9" x 9' 8" (3.88m x 2.94m), window to front, living flame gas fire with back boiler (not tested) in tiled surround, radiator, doors to Kitchen and inner Hall.

INNER HALL: understairs cupboard, door to Dining room.

DINING ROOM: 12' 9" x 9' 8" (3.88m x 2.94m), window to front, radiator, wood burner in brick surround.

KITCHEN: 9' 5" x 7' 10" (2.87m x 2.39m), fitted with a range of base and eye level units, radiator, sink unit, window to side, doors to Conservatory and Shower room.

CONSERVATORY: 8' 3" x 5' 11" (2.51m x 1.80m), fully glazed, door to front.

SHOWER ROOM: a modern suite comprising WC, wash hand basin, large walk-in shower cubicle with electric shower, window to rear, radiator.

STAIRS TO FIRST FLOOR LANDING:

BEDROOM ONE: 12' 9" x 9' 8" (3.88m x 2.94m), window to front, radiator, built-in wardrobes.

BEDROOM TWO: 12' 9" x 9' 8" (3.88m x 2.94m), window to front, radiator.

OUTSIDE: to the front off road parking for two vehicles (potential for further off road parking subject to the necessary consent), enclosed lawned gardens lying to the side and rear, well stocked shrub borders, LPG gas tank, workshop/outbuilding.

SERVICES: Mains water, electricity and drainage. **LPG gas. THE SERVICES AND CENTRAL HEATING, WHERE APPLICABLE, HAVE NOT BEEN TESTED.**

VIEWING: BY APPOINTMENT WITH THE OWNERS AGENTS.

OUTGOINGS: COUNCIL TAX BAND 'C'.

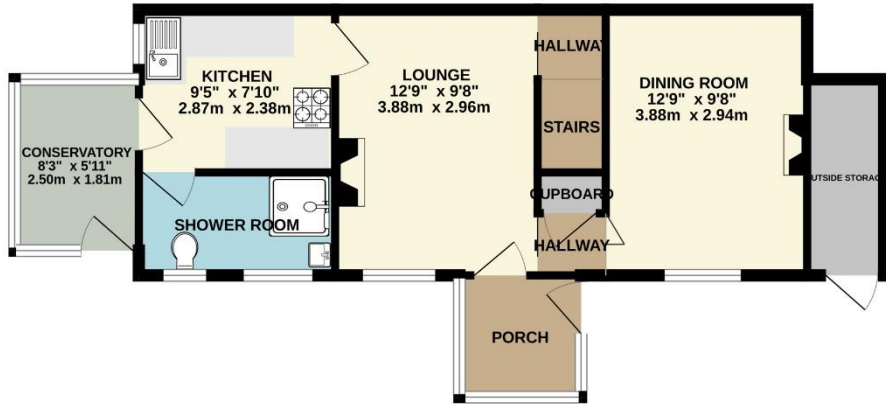


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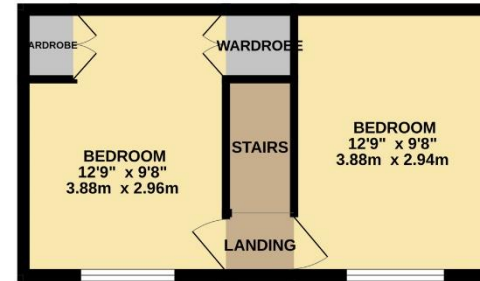
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GROUND FLOOR
519 sq.ft. (48.2 sq.m.) approx.



1ST FLOOR
288 sq.ft. (26.8 sq.m.) approx.



TOTAL FLOOR AREA : 807 sq.ft. (75.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		65 D
39-54	E		
21-38	F		
1-20	G	1 G	

These details are for guidance only and complete accuracy cannot be guaranteed. If there is at any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

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