



FREEHOLD

£350,000



**ROWANCOTE, BAILEY HILL, YORKLEY, LYDNEY,
GLOUCESTERSHIRE, GL15 4RT**

- TWO RECEPTIONS
- KITCHEN & UTILITY
- GARAGE/WORKSHOP
- POPULAR LOCATION
- FOUR BEDROOMS
- LARGE GARDENS
- AMPLE OFF ROAD PARKING

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ROWANCOTE, BAILEY HILL, YORKLEY, LYDNEY, GLOUCESTERSHIRE, GL15 4RT

A SPACIOUS FOUR BEDROOMED DETACHED DORMER BUNGALOW WITH LARGE GARDENS AND SITUATED IN A POPULAR LOCATION

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.

Accommodation (measurements approx):

Entrance door to -

Porch: With glazed door to -

Dining Hall: 19' 0" x 13' 6" (5.79m x 4.11m), Radiator, window to front, stairs off.

Lounge: 19' 0" (max) x 14' 0" (5.79m (max) x 4.26m), Patio doors to rear, window to front, radiators.



Kitchen: 16' 0" (max) x 10' 6" (4.87m (max) x 3.20m), Fitted at wall and base level providing worktop and storage space, with double oven, fitted hob with hood over, sink unit, radiator, window to rear and side, larder.

Utility Room: 9' 6" x 7' 8" (2.89m x 2.34m), Radiator, sink unit, boiler for central heating and domestic hot water, plumbing for washing machine, door and window to rear.

Inner Hall: Radiator.

Wet Room: With w.c., vanity wash hand basin, shower and screen, wall cupboard, towel rail, radiator, window.



Bedroom 1: 18' 8" x 8' 9" (5.69m x 2.66m), Two windows to front, radiator, fitted wardrobes and dressing table, bedside cabinets.

Bedroom 2: 9' 8" x 8' 8" (2.94m x 2.64m), Window to rear, radiator.

From the Dining Hall stairs lead to -

Landing: With eaves storage and sky light.

W.C.: Two piece suite, extractor.

Bedroom 3: 18' 4" x 7' 8" (5.58m x 2.34m), Eaves storage, radiator, skylight.

Outside: Good sized gardens to front and rear, with ample off road parking and paved driveway to garage/workshop. Rear garden is of excellent size having patio area, lawned area, raised beds and herbaceous borders, rear access and parking. Oil tank.

Garage/Workshop: 40' 0" x 10' 0" (12.18m x 3.05m), Electric roller door, power and light.

Services: Mains water, electricity and drainage. Oil central heating. The heating system and services where applicable have not been tested.



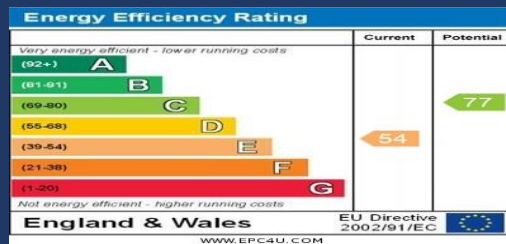
IMPORTANT INFORMATION: All measurements are approximate. We have not tested any fittings, appliances or services within this property and cannot verify them to be in working order or within the Vendor/s ownership. We have not verified the tenure of the property, the type of construction or the condition thereof. Intending Purchasers should make appropriate enquiries through their own solicitor and surveyor etc., prior to exchange of contracts.

01594 823033

Bailey Hill, Yorkley, Lydney
£350,000



Floorplan 1



PASSIONATE
ABOUT
Property
SINCE 1982