



FREEHOLD

£250,000



1 FOREST RISE, LYDBROOK, GLOUCESTERSHIRE, GL17 9SQ

- **THREE DOUBLE BEDROOMS**
- **KITCHEN/DINING ROOM**
- **FAMILY BATHROOM**
- **GARAGE & OFF ROAD PARKING**
- **LOUNGE**
- **DOWNSTAIRS W.C.**
- **EASILY MAINTAINED GARDENS**
- **POPULAR LOCATION**

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1 FOREST RISE, LYDBROOK, GLOUCESTERSHIRE, GL17 9SQ

KJT RESIDENTIAL ARE PLEASED TO OFFER FOR SALE THIS DECEPTIVELY SPACIOUS AND WELL PLANNED THREE DOUBLE BEDROOMED LINK DETACHED FAMILY HOME IN THE POPULAR AND WELL SERVED VILLAGE OF LYBROOK. IDEALLY LOCATED FOR WALKING & CYCLING IN THE FOREST OF DEAN AND CANOEING IN THE RIVER WYE.

Lydbrook has a good range of facilities including primary education, local shop, health care and community centre and is situated between the Wye Valley and the Forest of Dean.

A wider range of facilities 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 door to -

Hall:

Downstairs W.C.: W.C., wash hand basin.

Lounge: 14' 9" x 12' 0" (4.49m x 3.65m), Picture window to front, radiator, feature shelving.

Kitchen/Dining Room: 16' 5" x 11' 6" (5.00m x 3.50m), Fitted at wall and base level providing worktop and storage space, plumbing for washing machine and dishwasher, tiled splash-backs, window and door to rear, built-in cupboard.



First Floor Landing: Built-in storage cupboard and airing cupboard with gas boiler for central heating and domestic hot water.

Bedroom One: 14' 6" x 11' 7" (4.42m x 3.53m), Window to front, built-in wardrobes, radiator.

Bedroom Two: 12' 2" x 11' 7" (3.71m x 3.53m), Window to rear with views of the village with the Wye Valley beyond, built-in cupboard space, radiator.



Bedroom Three: 11' 4" x 6' 6" (3.45m x 1.98m),
Window to front, radiator.

Bathroom: Three piece suite with over-bath shower, window to rear.

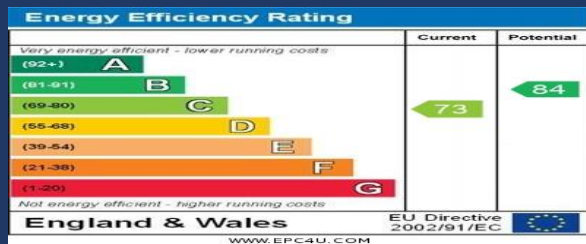
Outside: Attached Garage, parking to front and gravelled gardens to rear with outside bar area. Views over the village including the historic church and wooded valley.

Services: All main services connected to the property. 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



PASSIONATE
ABOUT
Property
SINCE 1982