



## New Road

Hangerberry, Lydbrook, Gloucestershire, GL17 9QG

£325,000



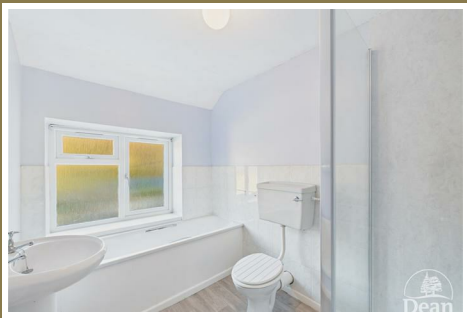


\*\*\*VIRTUAL TOUR AVAILABLE\*\*\*NO ONWARD CHAIN\*\*\* Dean Estate Agents are delighted to offer to the market this charming stone-built detached cottage, set within generous front and rear gardens mainly laid to lawn and enjoying a stunning outlook over the Forest of Dean.

Nestled in the quaint village of Lydbrook, the accommodation comprises a sizeable lounge and a good-sized kitchen/dining room with useful pantry. To the first floor are three bedrooms and a family bathroom featuring both a separate bath and shower.

Outside, the property benefits from gated access to off-road parking and an outbuilding providing handy storage. This lovely cottage offers an excellent opportunity to enjoy village living with superb countryside views.

The village of Lydbrook has many woodland walks in your doorstep with wonderful views of the surrounding countryside. There are many amenities to include a convenience store, two public houses, two takeaways and a church.



Approached via UPVC double glazed door into:

Entrance Hallway:  
11'0" x 6'2" (3.37m x 1.88m)

Stairs to first floor landing, door to lounge & kitchen, double panelled radiator, BT point, power & lighting.

Lounge:  
12'2" x 11'7" (3.73m x 3.54m)  
UPVC double glazed window to front aspect, electric fireplace, single panelled radiator, power & lighting.

Kitchen/Dining Room:  
12'1" x 12'0" (3.70m x 3.68m)  
A range of eye level & base units, extractor hood, Worcester boiler, power & lighting, UPVC double glazed window to rear aspect, UPVC door to rear aspect, single panelled radiator, extractor fan, consumer unit, smoke alarm.

Pantry:  
9'0" x 5'7" (2.76m x 1.72m)  
UPVC double glazed window to rear aspect, shelving, power & lighting.

First Floor Landing:  
10'9" x 2'10" (3.29m x 0.87m)  
UPVC double glazed window to side aspect, doors to bedrooms & bathroom, power & lighting, radiator, airing cupboard.

Bedroom One:  
12'2" x 9'1" (3.72m x 2.77m)  
UPVC double glazed window to front aspect, power & lighting, single panelled radiator.

Bedroom Two:  
11'8" x 8'11" (3.57m x 2.74m)  
UPVC double glazed window to rear aspect, two single panelled radiators, power & lighting.

Bedroom Three:  
9'5" x 5'9" (2.89m x 1.77m)  
UPVC double glazed window to front aspect, single panelled radiator, power & lighting.

**Bathroom:**

8'11" x 6'2" (2.73m x 1.88m)

UPVC double glazed frosted window, pannelled bath with mixer tap, W.C., walk in shower with handheld hose, single panelled radiator, hand wash basin, lighting.

**Outbuilding:**

12'5" x 11'8" (3.80m x 3.57m)

Wooden and stone.

**Outside:**

The front of the property is accessed via a gate into the off road parking, the large garden is mainly laid to lawn with some mature bushes and shrubs.

The rear garden has a patio area perfect for seating to make the most of the woodland views, there is access to the outbuilding for storage and a wooden shed, there is a gate for pedestrian access to the side.



Consumer Notes: Dean Estate Agents Ltd have prepared the information within this website/brochure with care and co-operation from the seller. It is intended to be indicative rather than definitive, 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 the 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, although every effort is made to update photographs at the earliest opportunity. Any reliance you place on such information is therefore strictly at your own risk. All photographic images are under the ownership of Dean Estate Agents Ltd and therefore Dean Estate Agents retain the copyright. You must obtain permission from the owner of the images to reproduce them.

Tenanted Properties – we are not always able to show the most recent condition of a property due to tenants' privacy and we 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. Therefore, we would of course, urge you to view before making any decisions to purchase or rent the property and before any costs.

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



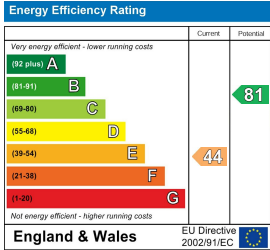
Floor Plan



Viewing

Please contact our Coleford Office on 01594 835751 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

