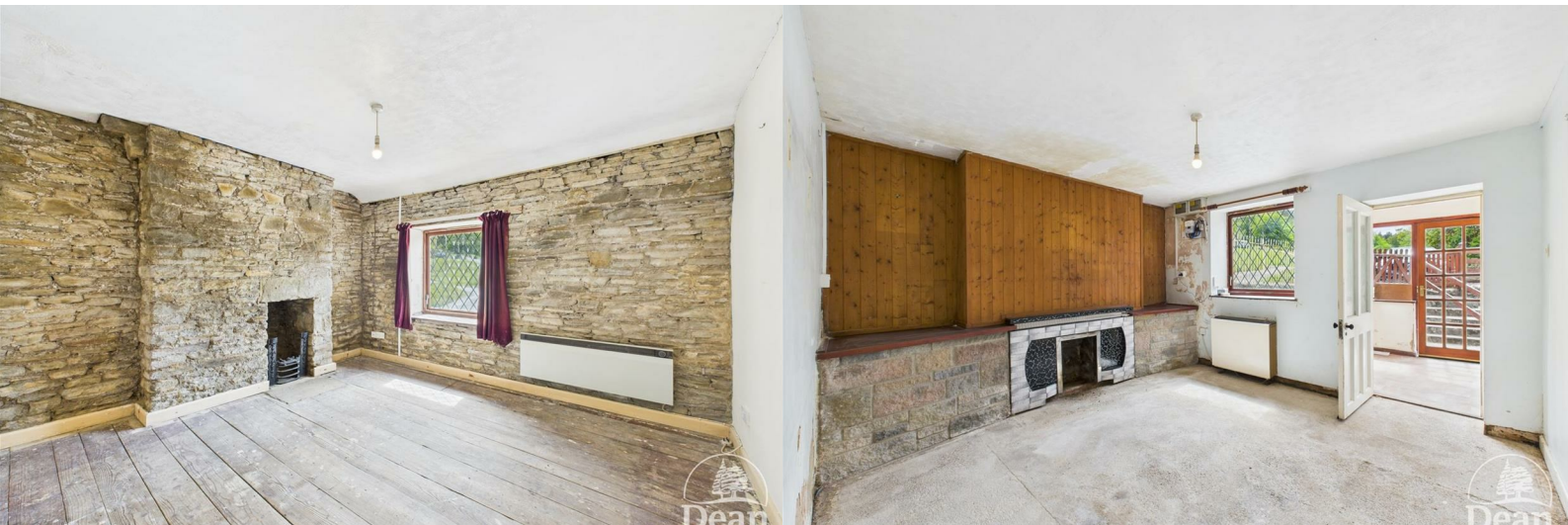




## Lyndhurst, Upper Road

Pillowell, Lydney, Gloucestershire, GL15 4RD

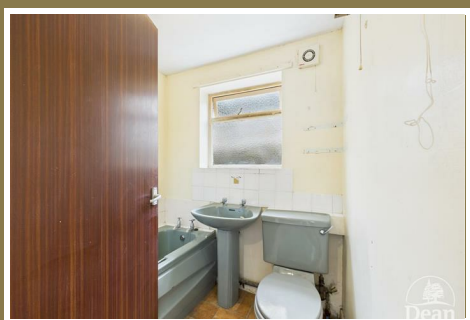
£150,000





**\*\*\*VIRTUAL TOUR AVAILABLE\*\*\*RENOVATION PROJECT\*\*\*** Do not miss out on this opportunity to purchase a cosy cottage situated in a rural village location with gorgeous countryside views. The property has retained many original features including exposed stone walls & fireplace, the accommodation comprises of lounge, kitchen, downstairs bathroom, two bedrooms upstairs and a porch to the front. There is parking for one vehicle on the plot and an outbuilding for storage. The cottage would be a perfect venture for someone looking to make a house a home or for a buy to let investment.

Pillowell has woodland and countryside views surrounding the village, a sought after primary school and plenty of walks. The nearby village of Yorkley has more facilities to include doctors surgery, community hall, convenience store, post office, primary school & public house. Lydney, only a short drive away, has many more amenities such as supermarkets, secondary school, independent shops & cafes, library & takeaways.



Approached via front door into:

**Entrance Porch:**

Lighting, consumer unit, single panelled wooden window.

**Lounge:**

Double glazed window to front aspect, syone feature fireplace, electric radiator, power & lighting, door to kitchen.

**Kitchen:**

A range of base units, space for fridge/freezer and cooker, stainless steel sink with integrated drainer unit, double glazed window to rear aspect, power & lighting, stairs to first floor landing.

**Bathroom:**

W.C., hand wash basin, bath, frosted window, lighting, extractor fan.

**Rear Entrance Hall:**

Power & lighting, doors to bathroom & kitchen.

**Bedroom One:**

Two stone wall features, feature fireplace, electric radiator, power & lighting, double glazed wooden window to front aspect.

**Bedroom Two:**

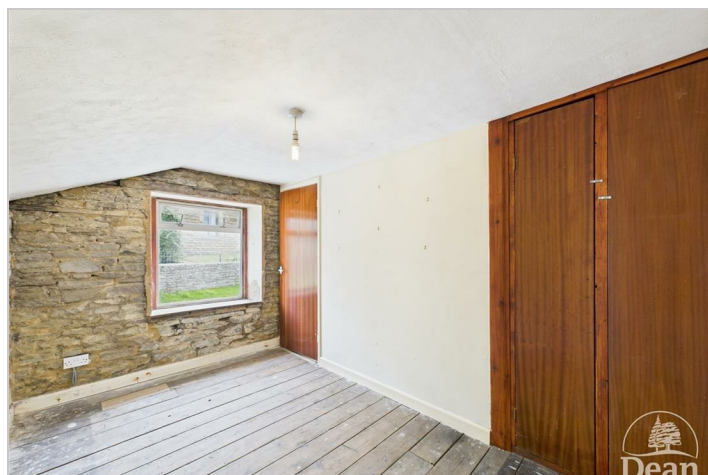
Double glazed window, power & lighting, airing cupboard.

## Outside:

There is pedestrian access via a gate to a courtyard leading to the front door, there are steps to the side of the property leading to a parking area and outbuilding. There are gorgeous views all around.

## Notes:

Both Lyndhurst & Hazeldean are being marketed through us at the same time. They are adjoining Semi-Detached cottages and can be available to purchase together.



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Tenanted Property – 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.

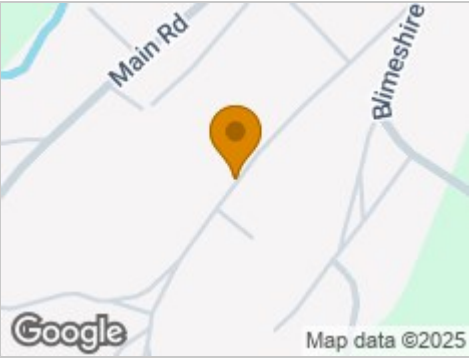
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PRC Certificates – Some ex-local authority properties have been repaired in recent years using the PRC Scheme wherein a certificate has been produced by a qualified property engineer. This certificate does not imply the suitability for a mortgage approval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



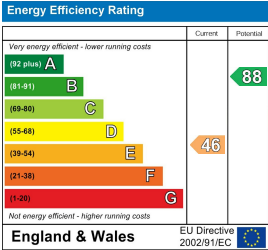
Floor Plan



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



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