



16 Greenfield Road  
Joys Green, Lydbrook, GL17 9RE

£135,000



\*\*\*VIRTUAL TOUR AVAILABLE\*\*\* CASH BUYERS ONLY\*\*\* Dean Estate Agents are delighted to offer to the market this fantastic terraced house situated in a quiet area of Greenfield Road in the village of Joys Green near Lydbrook. The well presented accommodation comprises of three well-proportioned bedrooms, a spacious lounge, kitchen/dining room and a modern shower room upstairs. The property is being offered with NO ONWARD CHAIN and is open to offers.

The family home is situated in the rural village of Joys Green in the Forest of Dean. The village benefits from a large green with a park situated in the centre and woodland walks nearby. Lydbrook has many further amenities to include a public house, doctors surgery, convenience shop and takeaways.



Approached via UPVC double glazed front door into:

Entrance Hallway:

11'2" x 6'0" (3.42m x 1.84m)

Doors to kitchen, lounge and stairs to first floor, radiator, mains consumer unit, power & lighting.

Lounge:

13'10" x 11'3" (4.22m x 3.43m)

UPVC double glazed window, electric fire, radiator, power & lighting.

Kitchen/Dining Room:

19'7" x 8'6" (5.98m x 2.60m)

A range of units with one and a half bowl sink with drainer unit, space & plumbing for washing machine, 4 ring electric hob, integrated oven, space for fridge/freezer, radiator, UPVC double glazed windows, UPVC double glazed door, power & lighting.

First Floor Landing:

6'5" x 5'8" (1.96m x 1.75m)

Doors to all bedrooms and shower room, radiator, loft access, smoke alarm, lighting.

Bedroom One:

14'8" x 9'9" (4.49m x 2.98m)

UPVC double glazed window, radiator, storage cupboard, power & lighting.

Bedroom Two:

12'2" x 8'7" (3.72m x 2.62m)

UPVC double glazed window, radiator, power & lighting.

Bedroom Three:

8'9" x 8'0" (2.68m x 2.44m)

UPVC double glazed window, power & lighting.

Shower Room:

7'6" x 5'7" (2.29m x 1.71m)

Walk in shower with glass sliding door, vanity sink unit, W.C., heated towel rail, UPVC double glazed window, lighting.

Outside:

To the front of the property there is a gravelled area with pathway leading to the front door and a gate to access the rear garden. The long rear garden is mainly laid to lawn with mature plants & shrubs dotted about, there are gorgeous countryside views overlooking the forest.



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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.

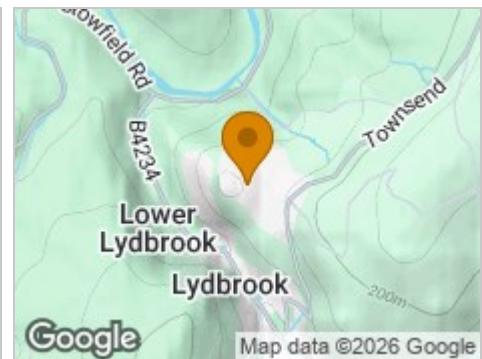
## Road Map



## Hybrid Map



## Terrain Map



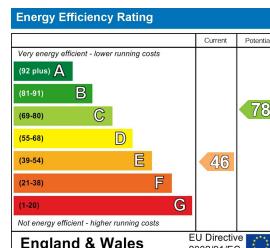
## Floor Plan



## 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



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