



Ridge Place

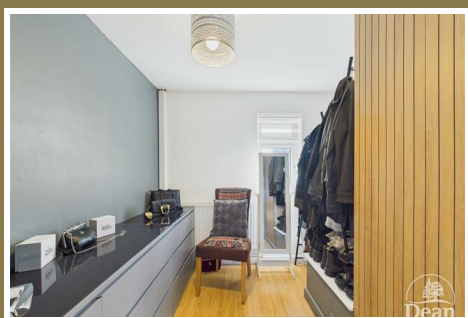
Worrall Hill, Lydbrook, Gloucestershire, GL17 9QQ

Offers Over £250,000



VIRTUAL TOUR AVAILABLE Dean Estate Agents are thrilled to present to the market this immaculately presented extended family home boasting two reception rooms. The semi-detached house offers a modern kitchen leading to the beautifully presented dining room and a sizeable, bright & airy lounge with dual aspect windows. Upstairs there are three good sized bedrooms and a contemporary family bathroom. The front of the property benefits from ample off road parking and to the rear is a good sized garden mainly laid to lawn with a gravelled area & a decking area perfect for seating and a summer house.

Ridge Place is situated in Worrall Hill where you will find fantastic woodland walks on your doorstep and a community social club with a playground & recreation field. You are just a short drive away from the village of Lydbrook where you will find two free houses, a convenience store, great bus links, a school and much more.



Approached via UPVC double glazed door into:

Entrance Hallway:

7'8" x 3'5" (2.34m x 1.05m)

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

Lounge:

19'6" x 10'1" (5.96m x 3.09m)

Dual aspect double glazed UPVC windows, TV & BT points, power & lighting, double panelled radiators.

Kitchen:

11'4" x 8'10" (3.46m x 2.70m)

A range of eye level & base units, worktops, double glazed UPVC window to rear aspect, power & lighting, integrated appliances such as a fridge/freezer & washing machine, electric five ring hob with extractor hood & electric oven, sink with mixer tap & integrated drainer unit, step down to dining room.

Dining Room:

10'5" x 9'0" (3.20m x 2.75m)

Two UPVC double glazed French doors to front and rear gardens, double panelled radiator, power & lighting, kitchen island with integrated wine fridge, drawers, space for bar stools.

First Floor Landing:

11'8" x 3'10" (3.57m x 1.19m)

Loft access, double panelled radiator, doors to bedrooms & bathroom, airing cupboard, double glazed UPVC window to side aspect.

Bedroom One:

11'10" x 10'7" (3.63m x 3.24m)

UPVC double glazed window to rear aspect, double panelled radiator, power & lighting.

Bedroom Two:

10'3" x 8'9" (3.14m x 2.68m)

UPVC double glazed window to front aspect, power & lighting, double panelled radiator.

Bedroom Three:

8'10" x 8'10" (2.71m x 2.71m)

UPVC double glazed window to front aspect, power & lighting, double panelled radiator.

Bathroom:

7'1" x 5'6" (2.17m x 1.68m)

Panelled bath with rainfall shower head above & a glass shower screen, wall tiling, heated towel rail, hand wash basin with storage beneath, W.C., lighting, extractor fan, frosted UPVC double glazed window.

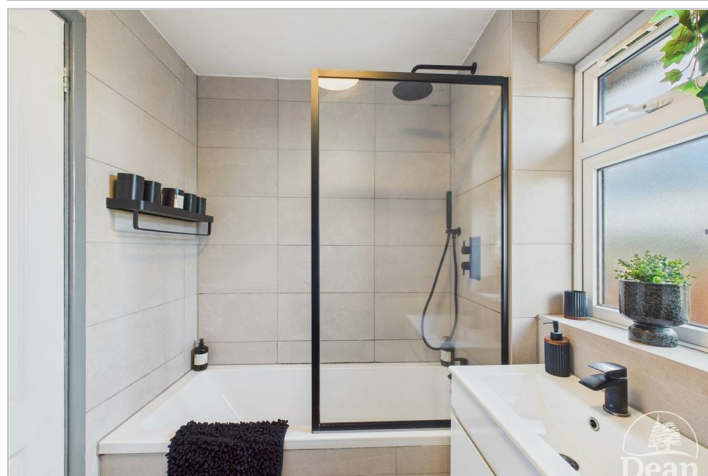
Outside:

To the front of the property there is a gravelled area for ample off road parking.

To the rear of the property benefits from a enclosed rear garden with fencing, there is a large patio pathway leading to a gravelled area & decking area perfect for seating, leading down to a laid to lawn area and a summer house.

Summer House:

10'9" x 10'3" (3.29m x 3.14m)



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



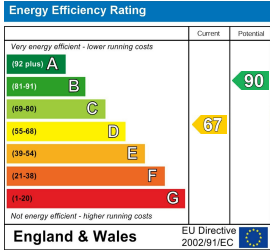
Floor Plan



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.

