



## Greenfield Road

Joys Green, Lydbrook, GL17 9RB

£220,000



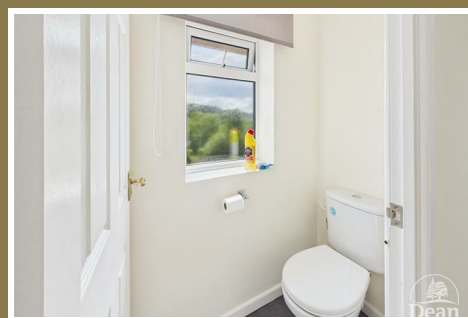
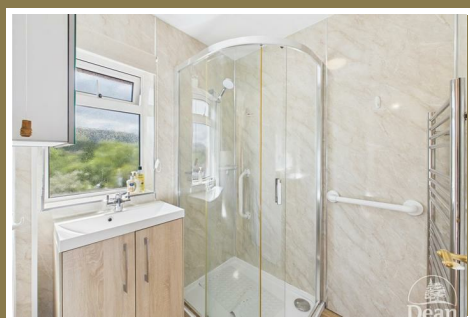


**\*\*\*NO ONWARD CHAIN\*\*\*** Dean Estate Agents are delighted to offer to the market this semi-detached family home, occupying a fantastic plot in a popular village location at the end of a quiet cul-de-sac, with gorgeous woodland views to the rear. Coming to the market for the first time since being built, the property offers huge potential and would benefit from some modernisation, making it an ideal opportunity for buyers looking to put their own stamp on a home.

The accommodation comprises two reception rooms, including a dual-aspect lounge and separate dining room, along with a kitchen on the ground floor. Upstairs, there are three sizeable bedrooms, a shower room and a separate W.C.

Outside, the generous wraparound garden is mainly laid to lawn with a patio area providing space for seating and outdoor dining. To the rear, the property enjoys beautiful views over the surrounding woodland, and further benefits include off-road parking. This is a wonderful chance to purchase a home in a lovely setting with superb scope for improvement.

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 double glazed front door into:

#### Entrance Hallway:

4'4" x 3'0" (1.34m x 0.92m)

Doors to lounge & dining room, stairs to first floor landing, thermostat, lighting.

#### Lounge:

17'7" x 9'0" (5.36m x 2.75m)

Double glazed window to front aspect, double glazed door to rear garden, two double panelled radiators, electric fire with wooden mantle, wall lighting, power & lighting, door to rear hallway.

#### Dining Room:

11'1" x 10'1" (3.39m x 3.09m)

Double glazed window to side aspect, double glazed window to front aspect, smoke alarm, TV point, power & lighting, storage cupboard, doorway to kitchen.

#### Kitchen:

11'11" x 6'0" (3.64m x 1.85m)

A range of base units, wall units and drawers, worktop, four ring hob, one and a half stainless steel sink with drainer unit, tiled splashbacks, wall mounted oil fired boiler, extractor fan, space for

undercounter fridge & freezer, space & plumbing for washing machine, double glazed window to rear aspect, double panelled radiator, power & lighting, archway leading to rear hallway.

#### Rear Hallway:

5'7" x 2'11" (1.71m x 0.90m)

Lighting, double glazed door to rear garden.

#### First Floor Landing:

10'9" x 2'10" (3.29m x 0.87m)

Loft access, smoke alarm, doors to all bedrooms, shower room & W.C., single panelled radiator, double glazed window to rear aspect, power & lighting.

#### Bedroom One:

11'10" x 9'8" (3.62m x 2.97m)

Fitted wardrobes, single panelled radiator, double glazed window to front aspect, power & lighting.

#### Bedroom Two:

11'1" x 9'8" (3.40m x 2.95m)

Double glazed window to front aspect, single panelled radiator, power & lighting.

#### Bedroom Three:

8'2" x 7'7" (2.50m x 2.33m)

Double glazed window to rear aspect, single panelled radiator, power & lighting.

**Shower Room:**

5'5" x 5'2" (1.67m x 1.60m)

Quadrant shower cubicle with shower unit, vanity wash hand basin, towel rail radiator, double glazed frosted window to rear aspect, fitted cupboard with mirror door, lighting.

**W.C.:**

4'11" x 2'7" (1.52m x 0.79m)

W.C., double glazed frosted window to rear aspect, lighting.

**Outside:**

The property is accessed via a pedestrian wooden gate with steps and pathway leading to the front door, the front garden is well maintained with some flower borders and lawn, there is a large side garden mainly laid to lawn leading to the rear garden with more lawned garden, some pretty flower borders, a patio area with space for seating, a garden shed for storage and a greenhouse. There are some lovely woodland views to the rear and off road parking at the front of the property.



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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

**Floor 0**

Rear Hallway: 2'11" x 5'7" (0.90 x 1.71 m)  
Kitchen: 11'11" x 6'0" (3.64 x 1.85 m)  
Lounge: 9'0" x 17'7" (2.75 x 5.36 m)  
Dining Room: 9'11" x 11'1" (3.03 x 3.39 m)  
Entrance Hallway: 4'4" x 3'0" (1.34 x 0.92 m)

**Floor 1**

Bedroom: 8'2" x 7'7" (2.50 x 2.33 m)  
First Floor Landing: 10'9" x 2'10" (3.29 x 0.87 m)  
W.C.: 4'11" x 2'6" (1.52 x 0.79 m)  
Shower Room: 5'2" x 5'5" (1.60 x 1.67 m)  
Bedroom: 11'1" x 9'8" (3.40 x 2.95 m)  
Bedroom: 9'8" x 11'10" (2.97 x 3.62 m)

Approximate total area<sup>(1)</sup>  
800 ft<sup>2</sup>  
74.3 m<sup>2</sup>

(1) Excluding balconies and terraces

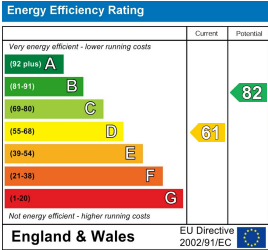
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Viewing

Please contact our Cinderford Office on 01594 825574 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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