



JOYS GREEN

Offers over **£200,000**



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# 48 GREENFIELD ROAD

Lydbrook, Gloucestershire GL17 9RE



Two-bedroom, semi-detached house  
Front & rear gardens  
Perfect for first time buyers & investors

Located on Greenfield Road in Joys Green, Lydbrook, this two-bedroom semi-detached house offers a comfortable and convenient living space. The property offers versatile living spaces and presents an ideal opportunity for both first-time buyers and investors alike, offering a comfortable and practical living environment.

As you approach the property, you are greeted by a front porch leading into the hallway.

On the ground floor, you'll find two reception rooms, one of which is currently utilized as a third bedroom, offering versatility to accommodate different buyers needs.

The lounge seamlessly flows into the dining space, providing a bright and airy atmosphere with views overlooking both the front and rear aspects of the property.

A door from the dining room leads into the well-appointed kitchen, complete with fitted appliances and ample wall and base units for storage. Conveniently, there is direct access from the kitchen to the generous-sized garden.

Ascending to the first floor, you'll discover two spacious double bedrooms and a family bathroom with a three-piece suite with overhead shower.

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### KEY FEATURES

- Two-bedroom, semi-detached house
- Versatile living space
- Front & rear gardens
- Off road parking to the rear
- Perfect home for first time buyers & investors
- Convenient location with easy access to local



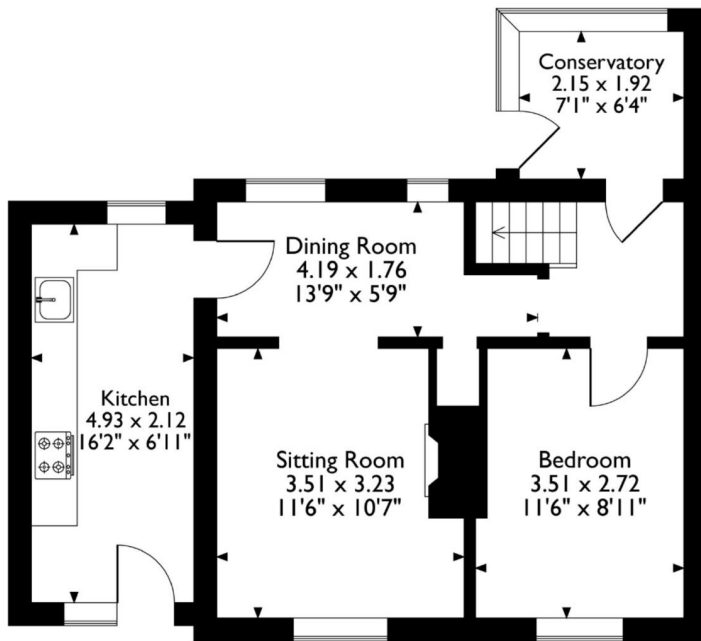
Externally, the front of the property is fully enclosed with a lawned area and path leading to the porch.

The property boasts a generously sized rear garden, predominantly laid to lawn, offering plenty of space for outdoor activities and gardening enthusiasts.

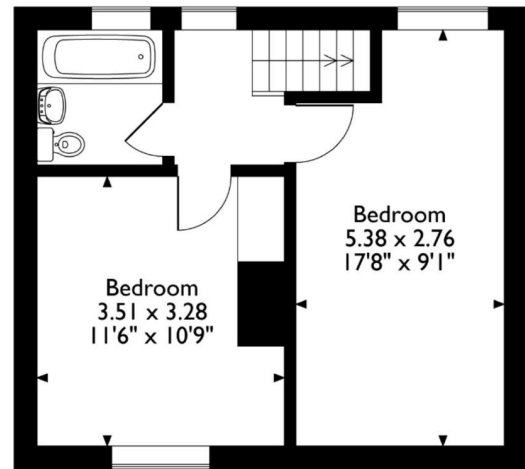
Additionally, there is off-road parking available for two cars at the rear of the property, adding to the convenience of this home.



# Approximate Gross Internal Area 83 Sq M/893 Sq Ft



**Ground Floor**



**First Floor**

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

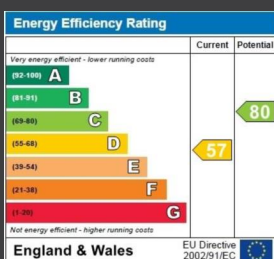
## DIRECTIONS

From Lydbrook head south east on the B4234 towards New Road then turn left onto Church Road. Follow the road and continue onto Church Hill then onto Joys Green Road. Turn left onto Forge Hill then take the first right towards Greenfield Road then turn left onto Greenfield Road. Follow to the end where you will have 48 Greenfield Road on your right hand side.



## INFORMATION

Postcode: GL17 9RE  
Tenure: Freehold  
Tax Band: A  
Heating: Oil  
Drainage: Mains  
EPC: D



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