



YORKLEY

Guide price **£375,000**



SEVERN VIEW

Yorkley Slade, Yorkley, Lydney, Gloucestershire GL15 4SB



The village of Yorkley benefits from a local Shop, Post Office, Doctors Surgery, Primary School, two Public Houses and woodland walks. Lydney town (approx. 3 miles away) offers a wide range of facilities including a variety of Shops, Banks, Building Societies and Supermarkets, as well as a Sports Centre, Golf course, Hospital, Doctors Surgeries, Train Station, Primary and Secondary Schools.

A wider range of facilities are also available throughout the Forest of Dean including an abundance of woodland and river walks. The Severn crossings and M4 towards London, Bristol and Cardiff are easily reached from this area along with the cities of Gloucester and Cheltenham for access onto the M5 and the Midlands.

ENTRANCE HALL: glazed door and window to side, stairs off, understairs cupboard.

LOUNGE: 16' 9" x 12' 3" (5.10m x 3.73m) picture windows to front, radiators.

DINING ROOM: 9' 11" x 8' 10" (3.02m x 2.69m, window to rear with garden view, radiator, access to

KITCHEN: 9' 11" x 8' 0" (3.02m x 2.44m) window to rear with view, fitted with a range of modern base storage units, worktop space, tiled splashbacks, electric cooker point, sink unit, door to side.
CLOAKROOM (OFF ENTRANCE HALL): with WC, wash hand basin, window to side.

STAIRS TO FIRST FLOOR LANDING: loft access, airing cupboard, window to side.

BEDROOM ONE: 12' 3" x 10' 0" (3.73m x 3.05m) window to front, radiator.

BEDROOM TWO: 9' 11" x 8' 0" (3.02m x 2.44m) window to rear with view, radiator, built-in wardrobe.

BEDROOM THREE: 9' 11" x 8' 10" (3.02m x 2.69m) window to rear with view, radiator.

BATHROOM: spacious with panelled bath with shower attachment, WC, wash hand basin, tiled splashbacks, window to side.

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KEY FEATURES

- No onward chain
- Views of River Severn
- Near woodland walks
- Large landscaped garden
- Garage and off road parking
- Close to amenities



OUTSIDE: to the front a long drive and parking area with room for several motor vehicles or small boat/caravan/motorhome, lawn, pathway to the rear with outside lighting and water supply, raised patio, flower beds, large level lawn, Summerhouse, well bounded.

GARAGE: 15' 5" x 8' 5" (4.70m x 2.56m) up and over door to front, window to rear.





TOTAL FLOOR AREA : 1076 sq. ft. (99.9 sq. m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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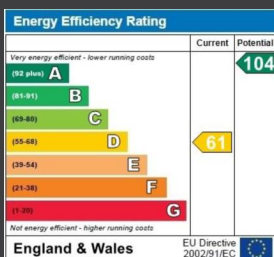
DIRECTIONS

What 3 Words- ///cement.advancing.upholding



INFORMATION

Postcode: GL15 4SB
 Tenure: Freehold
 Tax Band: D
 Heating: Oil
 Drainage: Mains
 EPC: D



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