



WOOLASTON

Guide price **£725,000**



ARCHER & CO

THE FILBERTS

The Common, Woolaston, Lydney, Gloucestershire GL15 6NU



Two bedroom property
Sought after location
Off road parking & large garden

The popular village of Netherend/Woolaston benefits from a village shop, primary school, playing fields, public houses and countryside walks. Lydney town (approx. 4 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.



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KEY FEATURES

- Two bedrooms
- Requiring an element of modernisation
- Lounge & conservatory
- Highly sought after location
- Set in approx 1 acre of garden
- Off road parking



STEP INSIDE



ENTRANCE PORCH / CONSERVATORY

Tiled floor, part glazed, French doors to:

LOUNGE

5.86m x 3.02m (19'3" x 9'11")

Window to front, two feature fireplaces, radiator, wall lighting points, door to:

REAR HALL

Stairs off, windows to rear, doors to Cloakroom and Kitchen.

CLOAKROOM

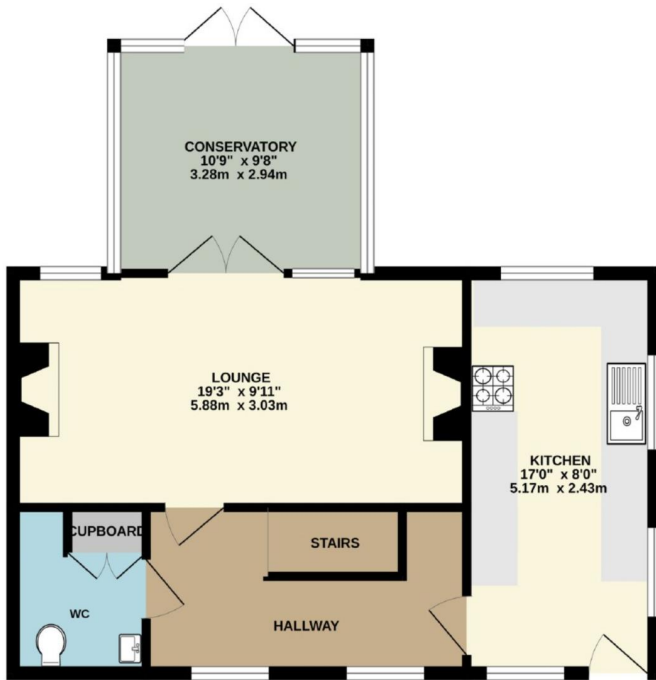
With wash hand basin, WC, built-in cupboard, tiled splashbacks.

KITCHEN / BREAKFAST ROOM

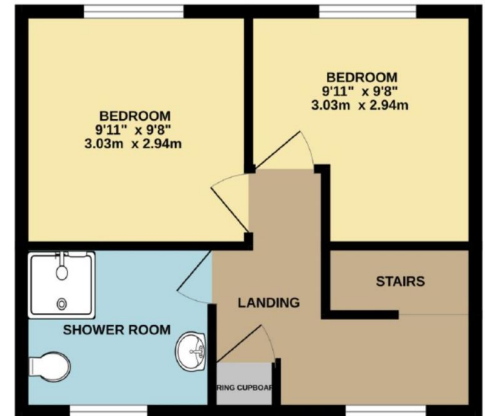
5.18m x 2.44m (17'0" x 8'0")

Triple aspect windows to front, side and rear, door to rear, fitted with an extensive range of painted base and eye level units, worktop space, tiled splashbacks, single drainer sink unit, power points.

GROUND FLOOR
553 sq.ft. (51.4 sq.m.) approx.



1ST FLOOR
327 sq.ft. (30.4 sq.m.) approx.



TOTAL FLOOR AREA : 881 sq.ft. (81.8 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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Stairs to FIRST FLOOR and LANDING
Window to rear, airing cupboard.

BEDROOM ONE
3.02m x 2.94m (9'11" x 9'8")
Window to front, radiator.

BEDROOM TWO
3.02m x 2.94m (9'11" x 9'8")
Window to front, radiator.

SHOWER ROOM
Three piece suite, tiled splashbacks, heated towel rail, wall lighting points, window to rear.

STEP OUTSIDE



To the rear a small enclosed ornamental garden with raised beds and off road parking area, side path to large landscaped ornamental garden with its hedged boundary running along the access road with a variety of ponds, lawned areas, paths, flower beds, vegetable plots and a selection of small, mainly wooden, garden outbuildings and a small block store.

Gate to rear vehicle access/generous parking area (room for several motor vehicles, motorhome, caravan, horse box etc.), two storey wooden outbuilding. There are three small well bounded paddocks with field shelter. In all approximately One acre.

INFORMATION

Postcode: GL15 6NU

Tenure: Freehold

Tax Band: E

Heating: Oil

Drainage: Private

EPC: E





DIRECTIONS

What3Words - [///confident.striving.upstarts](https://www.what3words.com/#!/confident.striving.upstarts)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			105
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	44	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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