



MILL ROW

Guide price **£275,000**



1 WEST BANK

Mill Row, Lydbrook, Gloucestershire GL17 9NR



Link detached two bedroom property
Open plan lounge/dining room/kitchen
Landscaped gardens, parking

Lydbrook offers a wealth of local amenities including a primary school - rated 'Good' by Ofsted - plus three reputable pubs, a post office, a convenience store, a health centre, an Indian restaurant and an award-winning fish and chip shop.

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.

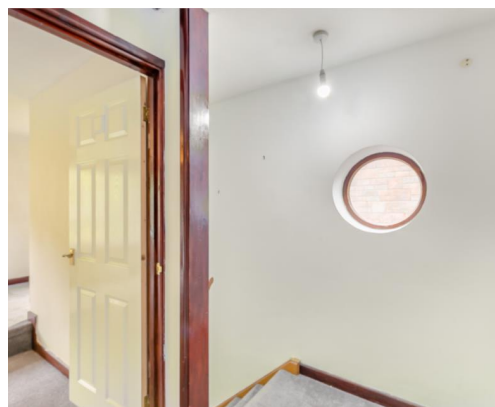


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KEY FEATURES

- Two bedrooms
- Open plan lounge/dining room/kitchen
- Short distance to the River Wye banks
- Landscaped gardens
- Off road parking
- No onward chain



STEP INSIDE



ENTRANCE HALL

Storage cupboard.

KITCHEN

4.49m x 2.72m (14'9" x 8'11")

Windows to front, radiator, power points, single drainer sink unit, built-in cupboard, fitted with a range of base storage units, power points, open plan to

LOUNGE/DINING ROOM

5.30m x 4.49m (17'5" x 14'9")

Stairs off, windows to sides, French doors to rear overlooking the garden, radiator, power points.

Stairs to FIRST FLOOR and LANDING

Window to side, airing cupboard.

BEDROOM ONE

3.60m x 3.50m (11'10" x 11'6")

Window to rear, built-in wardrobe, radiator, power points, open plan to:

DRESSING AREA

1.37m x 0.99m (4'6" x 3'3")

Window to side.

BEDROOM TWO

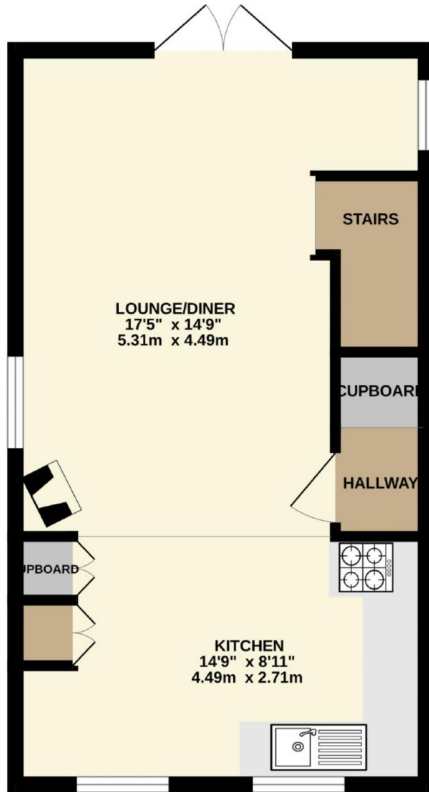
3.73m x 2.49m (12'3" x 8'2")

Window to front, storage cupboard, radiator, power points.

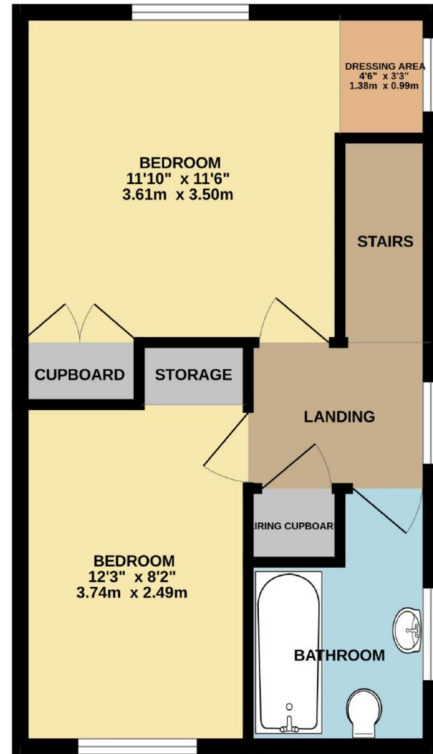
BATHROOM

Window to side, modern three piece suite, shower over bath, tiled splashbacks.

GROUND FLOOR
385 sq.ft. (35.8 sq.m.) approx.



1ST FLOOR
388 sq.ft. (36.0 sq.m.) approx.



TOTAL FLOOR AREA : 773 sq.ft. (71.8 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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STEP OUTSIDE



Off road parking to the front of the property, wooden picket fence and gate, side access and store building, gated entrance to the rear landscaped garden with lower paved patio, upper ornamental garden and terrace, part stone walling, side patio area. There is a stream running in front of the property.

INFORMATION

Postcode: GL17 9NR

Tenure: Freehold

Tax Band: B

Heating: Gas

Drainage: Mains

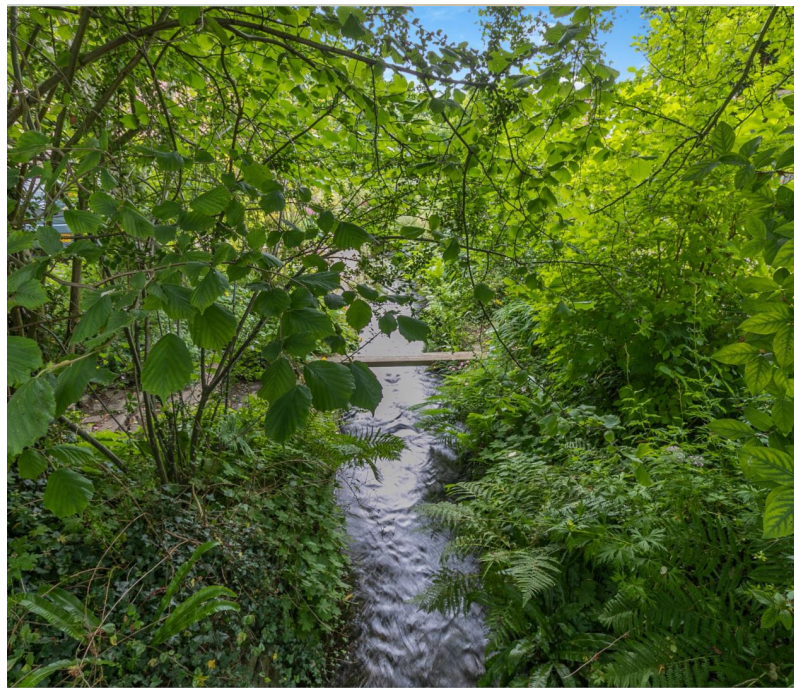
EPC: C





DIRECTIONS

What3Words - ///cherish.slice.shelving



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus)		114
A	(81-91)		
B	(69-80)		
C	(55-68)	70	
D	(39-54)		
E	(21-38)		
F	(11-20)		
G	Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

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