



ST BRIAVELS

Guide price **£355,000**



ARCHER & CO

WHEATLEYS

High Street, St. Briavels, Lydney, Gloucestershire GL15 6TB



3-bed link detached modern property
Rear garden and rear access and garage
Great central village location

Great Opportunity to Purchase a 3-Bed Link Detached Property in the Desirable Village of St Briavels.

Located just a stone's throw from the historic St Briavels Castle, this charming home offers plenty of potential for families looking to create their ideal residence. The village amenities are right on your doorstep, including a village shop and primary school, making it perfect for family life.

The property features a lovely, mature rear garden - ideal for outdoor activities and relaxation - and parking to the rear, with the added benefit of a garage. The home lends itself well to upgrading, providing a fantastic opportunity to tailor it to your personal style and needs.

Don't miss out on this fantastic chance to become part of the vibrant community in St Briavels.



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£355,000



KEY FEATURES

- 3-bed Link detached property
- In the most desirable village of St Briavels
- Lovely mature garden
- Off road parking with a garage
- NO UPPER CHAIN



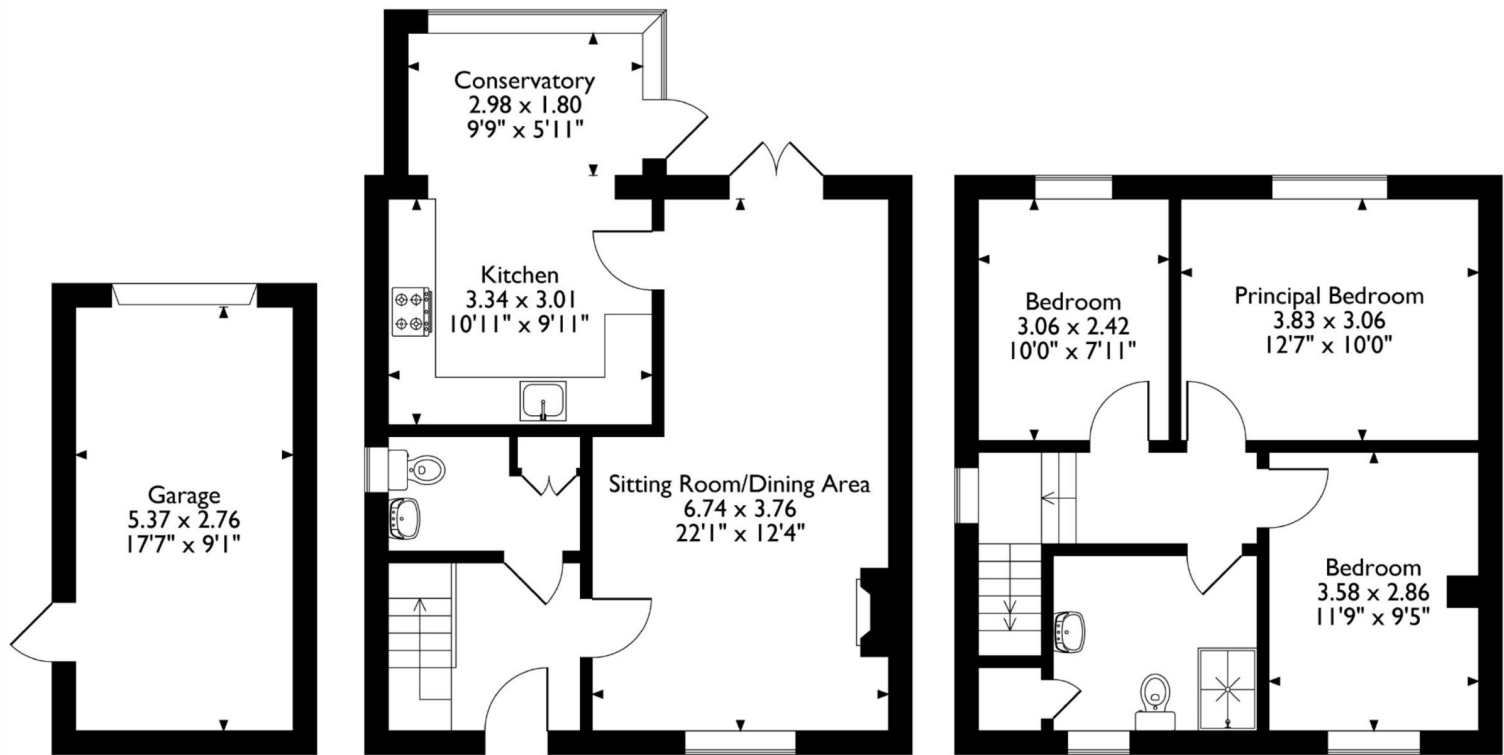
STEP INSIDE



Upon entering the property, you arrive in a welcoming inner hall featuring a downstairs WC and storage space for coats and boots. The spacious lounge diner runs from the front to the rear of the home, with French doors opening onto the decking area- perfect for outdoor entertaining.

The kitchen has been extended with a conservatory-style addition, creating a bright and open-plan space ideal for a breakfast table. It provides access to the rear garden, seamlessly blending indoor and outdoor living. The design allows for plenty of natural light and views of the greenery, making it a lovely, airy hub for family life.

Approximate Gross Internal Area
Main House = 92 Sq M/990 Sq Ft
Garage = 15 Sq M/161 Sq Ft
Total = 107 Sq M/1151 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.

From the inner hall, you ascend to the first floor, where you'll find a family bathroom with plumbing for a washing machine, along with three further bedrooms.

This property offers versatile living space and excellent potential for upgrading, making it an ideal family home in a desirable location.

STEP OUTSIDE



The property boasts a good-sized front garden, currently landscaped with flower beds, borders, gravelled areas, and a pathway leading to the front door, creating a welcoming entrance.

The rear garden is equally charming, featuring a decking area perfect for outdoor dining and entertaining, alongside a level grassy space ideal for children or relaxation. Mature trees and shrubs add privacy and character. Additionally, there is rear access to the garage and parking area, providing convenient and secure parking options.

INFORMATION

Postcode: GL15 6TB

Tenure: Freehold

Tax Band: D

Heating: Oil

Drainage: Mains

EPC: D





DIRECTIONS

From our Chepstow office proceed down the main high street, pass the castle on the left and carry straight on at the traffic lights (over the Old Iron bridge) and continue up Castleford Hill. Turn left at the double-mini roundabouts onto Coleford Rd (signposted St Briavels). Follow this road for approximately 6.8 miles where you will enter the village of St Briavels, turn left and next right and the property is on the right.



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| A (92-100) | | |
| B (81-91) | | |
| C (69-80) | | |
| D (55-68) | | |
| E (39-54) | | |
| F (21-38) | | |
| G (1-20) | | |
| Not energy efficient - higher running costs | | |
| | 58 | 75 |
| England & Wales | EU Directive 2002/91/EC | |

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