STEVE GOOCH
ESTATE AGENTS | EST 1985









18 Smithville Close

St. Briavels, Lydney GL15 6TN

1 High Street, Coleford, Gloucestershire. GL16 8HA | (01594) 835566 | coleford@stevegooch.co.uk | www.stevegooch.co.uk

£200,000

EPC rating E

SPACIOUS THREE-BEDROOM TERRACED HOUSE situated in a POPULAR VILLAGE LOCATION, offering GOOD-SIZED ACCOMMODATION with OFF-ROAD PARKING FOR TWO CARS, ENCLOSED REAR GARDEN and SCOPE FOR FURTHER IMPROVEMENT OR EXTENSION. The property benefits from DOUBLE GLAZING and CENTRAL HEATING via an electric boiler and is offered requiring a degree of MODERNISATION, providing an excellent opportunity for purchasers to update and improve the accommodation to their own requirements.

The village of St Briavels is a sought after location in the Forest of dean, offering local amenities to include primary school, church, castle and pub. It is high above the Wye Valley between Monmouth and Chepstow and although rural and peaceful is also easily accessible to the A40/A48 and the M4/M5/M50.

ENTRANCE HALLWAY
Accessed via a UPVC double glazed door, with stairs leading to the first floor and doors providing access to the principal reception rooms.

DINING ROOM 12'5" x 8'6" (3.78m x 2.59m)
A good-sized dining room with radiator, power points, fireplace and front aspect UPVC double glazed window.

LOUNGE 11'11" x 9'11" (3.63m x 3.02m)
Another well-proportioned reception room with radiator, power points and front aspect UPVC double glazed window. There is a fireplace which has previously housed a log burner, although this has been decommissioned. A door provides access to a useful cupboard housing the electric boiler.

KITCHEN 11'9" x 5'3" (3.58m x 1.60m)
Fitted with a range of base, wall and drawer-mounted units with wood-effect worktops over, incorporating a single bowl stainless steel sink and drainer with mixer tap. There is an electric hob, integrated oven, space and plumbing for a dishwasher, appliance points and part-tiled walls. Rear aspect UPVC double glazed window.

UTILITY ROOM 12'11" x 4'10" (3.94m x 1.47m)
Useful utility space with plumbing and space for a washing machine, additional storage, space for a fridge/freezer and access to a pantry. Rear aspect window and UPVC double glazed door providing access to the rear garden.

FIRST FLOOR LANDING
Stairs rise from the entrance hall to the first floor landing, which has a night storage heater, rear aspect UPVC double glazed window.

BEDROOM ONE 11'11" x 9'5" (3.63m x 2.87m)
A good-sized double bedroom with radiator, power points and front aspect UPVC double glazed window.

BEDROOM TWO 12'1" x 9'7" (3.68m x 2.92m)
A further well-proportioned bedroom with radiator, power points and front aspect UPVC double glazed window. The bedroom also benefits from a useful area currently providing study/office space over the stairs.

BEDROOM THREE 8'10" x 8'1" (2.69m x 2.46m)
With radiator, power points, storage cupboard and rear aspect UPVC double glazed window.

SHOWER ROOM 6'5" x 5'5" (1.96m x 1.65m)
Fitted with a corner shower cubicle with electric shower over, pedestal wash hand basin, radiator and part-tiled walls. Rear aspect UPVC double glazed window.

WC 4'6" x 2'5" (1.37m x 0.74m)
Comprising low-level WC, part-tiled walls and rear aspect UPVC double glazed window.

OUTSIDE
To the front of the property is a hardstanding area providing OFF-ROAD PARKING FOR TWO CARS, with a pathway leading to the front entrance. Gated access leads to a covered walkway providing access to the rear garden.

GARDEN
The rear garden is fully enclosed by fencing and is predominantly laid to lawn, with a variety of mature shrubs and trees providing a good degree of established greenery and privacy.

AGENTS NOTES
The property is in need of modernisation and offers scope for further improvement and potentially extension, subject to any necessary planning permissions and consents. Heating is provided by an electric boiler.

SERVICES
Mains - Water, Electricity and Drainage.

MOBILE PHONE COVERAGE/BROADBAND AVAILABILITY
It is down to each individual purchaser to make their own enquiries. However, we have provided a useful link via Rightmove and Zoopla to assist you with the latest information. In Rightmove, this information can be found under the brochures section, see "Property and Area Information" link. In Zoopla, this information can be found via the Additional Links section, see "Property and Area Information" link.

WATER RATES
Severn Trent - On water meter.

LOCAL AUTHORITY
Council Tax Band: B
Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.

TENURE
Freehold.

VIEWINGS
Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

DIRECTIONS
From Coleford, proceed to the traffic lights and turn right signposted Lydney and Chepstow, continue along until reaching the traffic lights and proceed straight over, proceed along this road for approximately 3 miles until reaching the village of St Briavels turning left into Cross Keys and then left again into Smithville Close, follow the road along where the property can be found on the right hand side.

PROPERTY SURVEYS
Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys)



MISREPRESENTATION DISCLAIMER
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.