

32 Ridge Place
Lydbrook GL17 9QQ

STEVE GOOCH
ESTATE AGENTS | EST 1985

£230,000

Offered for sale with NO ONWARD CHAIN, this well-presented THREE-BEDROOM SEMI-DETACHED HOME occupies a GENEROUS SIZED PLOT in a pleasant position at the end of a QUIET CUL-DE-SAC in Worrall Hill. The property benefits from well proportioned accommodation including a 13.FT LOUNGE, 17FT. KITCHEN/DINER and UTILITY ROOM as well as an ATTRACTIVE FRONT GARDEN, GENTLY SLOPING LOW MAINTENANCE REAR GARDEN, WOODLAND WALKS close by and excellent potential for a purchaser to put their own stamp on the property.

Lydbrook is a village located in the Forest of Dean district of Gloucestershire, England. Situated in the western part of the Forest of Dean, it is approximately 7 miles (11 kms) south of the market town of Ross-on-Wye.

Lydbrook is known for its scenic location along the River Wye and its proximity to the beautiful Wye Valley. The village is surrounded by picturesque woodlands, offering ample opportunities for outdoor activities such as walking, hiking, and exploring nature trails. The location of Lydbrook provides easy access to nearby attractions such as Symonds Yat, a popular spot for outdoor enthusiasts, and the Forest of Dean, which offers a host of activities and attractions, including the Sculpture Trail and Puzzlewood.

Lydbrook offers a range of amenities to cater to the needs of its residents. These include a village shop, a primary school, a community centre, and a pub. The village hosts various events throughout the year, including festivals and community gatherings.















A front aspect UPVC obscured double-glazed entrance door leads into:

ENTRANCE HALL
Modern electric heater, built-in storage cupboard, staircase leading to the first floor and doors leading to the lounge and kitchen/diner.

LOUNGE
11'02 x 13'9" (3.40m x 4.19m)
A comfortable reception room with a modern electric heater and front aspect window overlooking the front garden.

KITCHEN/DINER
17'05 x 9'1" (5.31m x 2.77m)
Fitted with a range of wall and base level units incorporating laminate worktops and tiled splashbacks, inset sink unit with drainer, built-in electric oven, electric hob and extractor hood. Space is provided for an under-counter fridge and freezer. Modern electric heater, rear aspect window overlooking the garden and sliding door leading to:

UTILITY ROOM
8'7" x 7'8" (2.62m x 2.34m)
Fitted with wall and base level units with laminate worktops, space and plumbing for a washing machine and fridge/freezer, rear aspect window and uPVC obscured double-glazed door providing access to the garden.

FIRST FLOOR LANDING
Airing cupboard housing the immersion hot water tank, loft access, side aspect window and doors leading to all three bedrooms, bathroom and separate W.C.

BEDROOM ONE
8'4" x 13'7" (2.54m x 4.14m)
A double room with a wall-mounted electric heater and front aspect window.

BEDROOM TWO
8'4" x 9'5" (2.54m x 2.87m)
A double room with a wall-mounted electric heater and rear aspect window overlooking the garden.

BEDROOM THREE
8'11 x 7'6" (2.72m x 2.29m)
A single room with a front aspect window.

BATHROOM
5'6" x 6'4" (1.68m x 1.93m)
Comprising a panelled bath with electric shower over, pedestal wash hand basin, tiled walls and obscured rear aspect window.

SEPARATE W.C.
2'10" x 6'3" (0.86m x 1.91m)
Comprising a close-coupled W.C, tiled walls and obscured rear aspect window.

PARKING
On-road parking is available nearby.

OUTSIDE
To the front of the property is a particularly generous and well-maintained garden with established planted borders. A pathway leads to the canopied front entrance and continues along the side of the property to the rear.
The gently sloping rear garden has been designed with ease of maintenance in mind and offers a pleasant outdoor space with a garden shed and greenhouse. With woodland walks close by, the property enjoys convenient access to attractive surrounding countryside.

AGENTS NOTES
** This property is being sold on behalf of a corporate client. It is marketed subject to obtaining the grant of probate and must remain on the market until contracts are exchanged. As part of a
deceased's estate it may not be possible to provide answers to the standard property questionnaire. Please refer to the agent before viewing if you feel this may affect your buying decision. **
** Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order. **

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 - TBC.

LOCAL AUTHORITY
Council Tax Band: B

Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.

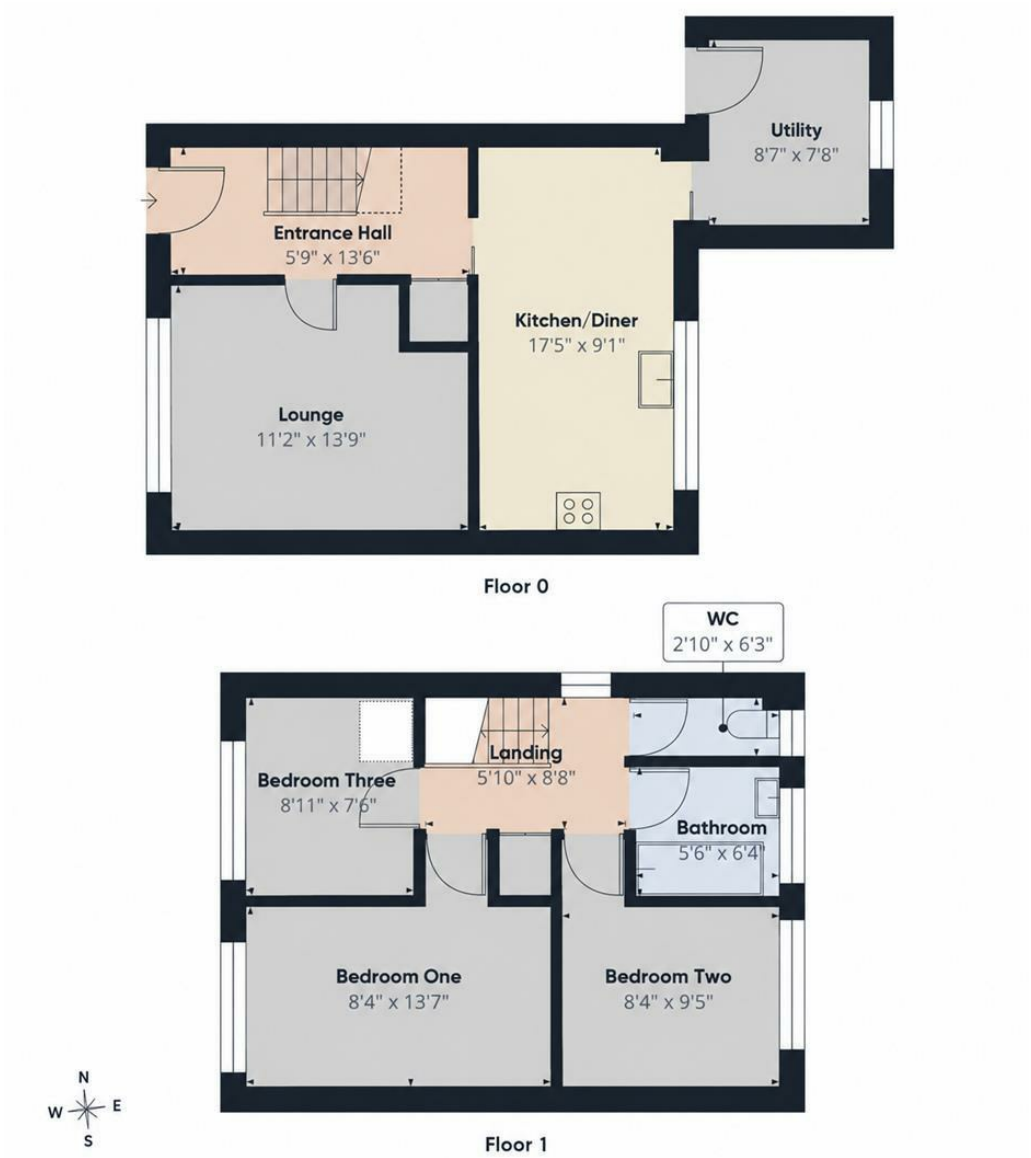
MONEY LAUNDERING REGULATIONS
To comply with Money Laundering Regulations, prospective purchasers will be asked to produce identification documentation at the time of making an offer. We ask for your cooperation in order that there is no delay in agreeing the sale, should your offer be acceptable to the seller(s)

TENURE
Freehold.

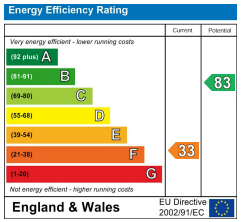
VIEWING
Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 6.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

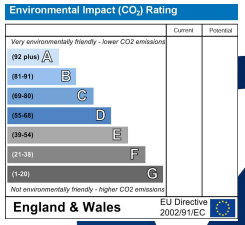
DIRECTIONS
From Mitcheldean, follow the A4136 towards Coleford and Monmouth. Continue straight over at the Nailbridge traffic lights and through the village of Brierley. After approx. a mile, take the right turn into Worrall Hill and take the first right into Valley Road. Take the next right into Ridge Place and follow the road to the right where the property can be found at the end.

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.