HILLS
PROPERTY CONSULTANTS

Brook Cottage, Lower Common, Aylburton, Lydney

OIRO £230,000

Detached Bungalow | Freehold SSTC

At first glance

- Close to village amenities
- Double Glazing
- Driveway
- Etablished holiday business
- No Onward Chain
- Offers invited
- Solar panels

In detail

A charming detached one bedroom bungalow, situated within a picturesque semi-rural valley location with off road parking, a variety of county walks and close proximity to the A48 and greater travel networks. Offered with no onward chain.

The current vendors utilise the property as a successful holiday let business earning Circa £22,000pa. The internal accommodation comprises an internal entrance porch, spacious living room, recently installed kitchen, stylish bathroom and a double bedroom. Externally there is a front garden with parking for 2+ vehicles A peaceful nearby Trout brook can be appreciated. To the rear there is a private garden with splendid views and Hottub with overhead shelter.

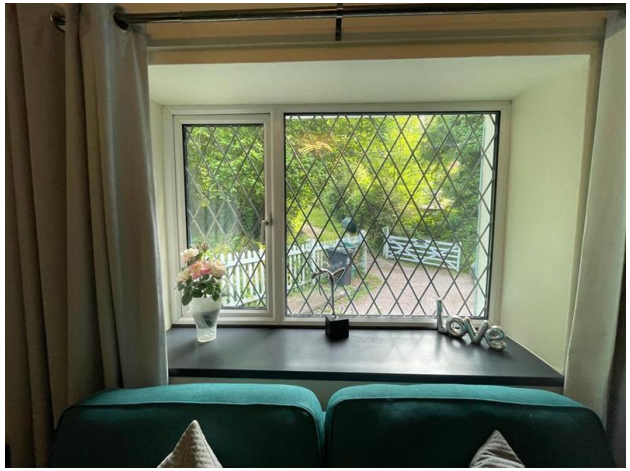
Situated on Lower Common within the parish of Aylburton, which benefits from a Primary School, Church, two public houses and countryside walks. Lydney town (approximately 1 mile away) offers a wide range of facilities including a variety of shops, Banks, Buildings societies and supermarkets, as well as a Sports Centre, Golf Course, Hospital, Doctors surgeries, Train Station, Primary and Secondary Schools.

Tenure: Freehold
Parking options: Off Street
Garden details: Private Garden

Please note
The property is heated via wall mounted internal air conditioning units with heat pump that are fitted in each room.

Services
Mains services believed to be connected. All interested parties will make their own enquires.

Viewings
by prior appointment with Hills



Town and Country *Commercial*

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

GROUND FLOOR
474 sq.ft. (44.1 sq.m.) approx.

TOTAL FLOOR AREA : 474 sq.ft. (44.1 sq.m.) approx.

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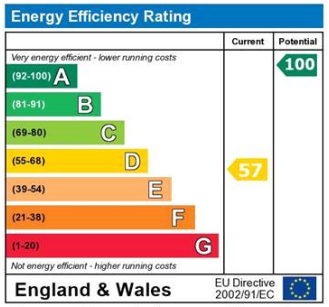

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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