



Sandford Terrace, Aylburton, Lydney
£265,000

3 bedroom terraced house for sale | Freehold **SSTC**

At first glance

- 3 Bedrooms
- Close to travel networks
- Countryside views
- Great rural location
- Period Features
- Walking distance of primary school
- Walking distance to a Pub
- wide variety of rural walks

In detail

A light and beautifully presented three bedroom mid-terraced property offering period features throughout, garden to rear and fantastic countryside views, situated in a semi-rural location, close to the local village of Aylburton.

This property is a fantastic buy for those looking to be surrounded by countryside and close to many local countryside and woodland walks, alongside being within close proximity to the A48 for further travel networks. This property benefits from being within walking distance to Aylburton's village amenities Sandford Terrace is well known for its fanatic views and flexible living space.

Offering comfortable accommodation, internally, it comprises entrance hall, lounge with feature fireplace, dining room, fitted kitchen with access to rear courtyard, three bedrooms and a family bathroom with both bath and shower. Externally, there is an enclosed courtyard with an outhouse offering space and plumbing for washing machine/dryer to create an external utility space. There is a storage shed which houses gas bottles which feeds the central heating and hot water, and a wood store. There is a shared pathway which leads up to the garden offering a variety of shrubs, trees, plants and a lawned area. There is also a terraced area which offers a covered space to sit outside and relax, taking in the beautiful surrounding countryside views.

The village of Aylburton 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.

A wider range of facilities are also available throughout the Forest of Dean including outdoor pursuit activities. 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.

Council Tax Band: C (Forest of Dean District Council)

Tenure: Freehold

Garden details: Private Garden





Entrance porch

Ornate black and white tiled flooring, access through to entrance hall.

Entrance hall

Solid wood flooring, radiator, understairs storage cupboard, access through to lounge, dining room and kitchen, and stairs leading up to first floor.

Lounge

w: 11' 10" x l: 13' 1" (w: 3.61m x l: 3.99m)

Bay window to front aspect with views over surrounding countryside, solid wood flooring, radiator, feature fireplace housing log burner, access through to dining room.

Dining Room

w: 9' 9" x l: 12' 11" (w: 2.97m x l: 3.94m)

Solid wood flooring, radiator, access through to rear courtyard.

Kitchen

w: 8' x l: 13' 10" (w: 2.44m x l: 4.22m)

Fitted units at eye and base level with worktop space, twin Belfast sink unit with mixer tap and filter tap, Worcester combi gas boiler, integrated electric over with gas hob, space and plumbing for dishwasher, access out into rear courtyard, tiled flooring, window to side aspect.

FIRST FLOOR:

Landing

Access to all three bedrooms and family bathroom.

Bedroom 1

w: 11' 7" x l: 13' 1" (w: 3.53m x l: 3.99m)

Window to front aspect with views over surrounding countryside, wooden flooring, built-in wardrobes, open fireplace, radiator.

Bedroom 2

w: 11' 6" x l: 12' 11" (w: 3.51m x l: 3.94m)

Window to rear aspect, built-in wardrobes, carpeted flooring, radiator.

Bedroom 3

w: 5' 5" x l: 10' 1" (w: 1.65m x l: 3.07m)

Window to front aspect with views overlooking surrounding countryside, radiator, carpeted flooring.

Bathroom

w: 7' 11" x l: 10' 9" (w: 2.41m x l: 3.28m)

Tiled flooring, wash hand basin, bath with claw feet, mixer taps and shower attachment, walk-in shower enclosure, WC, window to rear aspect, radiator, chrome ladder radiator, extractor fan.

Outside

To the rear of the property, there is an enclosed courtyard with an outhouse offering space and plumbing for washing machine/dryer to create an external utility space. There is a storage shed which houses gas bottles which feeds the central heating and hot water, a wood store, and an additional storage shed. There is a shared pathway which leads up to the garden offering a variety of shrubs, trees, plants and a lawned area. There is also a terraced area which offers a covered space to sit outside and relax, taking in the beautiful surrounding countryside views.

Services

Mains water, drainage and electric connected. Gas bottles providing central heating and hot water.

** The services and heating system, where applicable, have not been tested. **

Viewings

By prior appointment with Hills.

Rates

Council Tax Band: C



Please refer to https://www.counciltax.info/council/forest_of_dean for prices in the Forest of Dean and <https://www.gov.uk/council-tax-bands> for the Tax Band.

Water Rates

Severn Trent - to be advised.

Money Laundering Regulations

To comply with MLR, all prospective purchasers will be asked to produce ID documentation at the time of making an offer. We kindly ask for your cooperation during this.

Access

The property is accessed via shared pathway (front and rear) and benefits from side access to the right side of the front of the property.



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 and First Floor



For illustrative purposes only. Decorative finishes, fixtures & fittings do not represent the current state of the property. Measurements are approximate & not to scale. Floor plans made using RoomSketcher.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D		
(39-54)	E		
(21-38)	F	34	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.