



At first glance

- 3 Bedrooms
- Close to woodland walks
- light accommodation
- Off-road parking
- Semi-rural location
- Well-maintained garden
- Outdoor office with WC
- Driveway
- Recently modernised

In detail

A light and beautifully maintained three bedroom mid-terraced property offering enclosed gardens to front and rear, useful outbuilding and driveway, situated in a semi-rural location close to local amenities and woodland walks.

This property is perfect for those looking to house their budding families. Offering a versatile living accommodation, the property comprises; entrance porch, entrance hall, kitchen, lounge/diner, three bedrooms, and family bathroom.

Externally, there is off-road parking, enclosed gardens to front and rear, and to the rear there is also a summer house and outdoor office space with power and lighting supply and WC.

Situated in Yorkley, a quaint village in the Forest of Dean, this property provides a rural living space with access to more bustling towns/cities. The village of Yorkley has a variety of amenities including a local shop, hairdressers, public house, post office, school and a doctor's surgery and has access to a local bus service.

The market town of Lydney is approximately three and a half miles distance where there are a further range of facilities. A wider range of facilities are also available throughout the Forest of Dean including an abundance of woodland and river walks. 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: B (Forest of Dean District Council)

Tenure: Freehold

Electricity supply: Mains

Heating: LPG

Water supply: Mains

Sewerage: Mains





Entrance porch

Windows to front and side aspects, access through to entrance hall.

Entrance hall

Access through to kitchen and lounge/diner, stairs leading up to first floor.

Kitchen

Fitted units at eye and base level with worktop space, under counter lighting, space for freestanding cooker and hob with extractor hood above, sink unit with drainer, radiator, space and plumbing for washing machine/dryer, integrated dishwasher, integrated fridge freezer, wood effect flooring, bespoke fold down dining table/additional worktop space, utility cupboard and storage cupboard, access out to rear.

Lounge/diner

Windows to front and rear aspects, wood effect flooring, radiator, log burner.

FIRST FLOOR:

Landing

Access to all bedrooms and bathroom, storage cupboard.

Bedroom 1

Wood effect flooring, window to front aspect, radiator.

Bedroom 2

Wood effect flooring, storage cupboard, window to front aspect, radiator.

Bedroom 3

Wood effect flooring, window to rear aspect, radiator.

Bathroom

WC, wash hand basin with vanity unit underneath, bath with shower attachment, radiator, tiled splash backs, window to rear aspect, wood effect flooring.

Outside

To the front of the property, there is a gated pathway with handrail leading up to the front door with lawned area to the side. There are a variety of shrubs, plants and bushes with a hedged boundary to the one side. There is also parking to the front of the property.

To the rear, the garden is enclosed and laid to patio and lawn, and there is a raised pebbled area with pond. At the end of the garden is a raised decking area, perfect for sitting and relaxing. There is a summer house and also an outdoor office with WC and power and lighting supply.

Services

Mains water, electric and drainage connected. LPG gas (tank to the front of the property).

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

Viewings

By prior appointment with Hills.

Rates

Council Tax Band: B

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.

Please note

The current vendors have made us aware that they have rewired the property and put in new windows and internal doors within the last two



years.

The doors are composite.

** Please note, we will not be held responsible for any warranties or comments made by our vendors. Verification of this information should be made directly by the applicants. **



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
534 sq.ft. (49.6 sq.m.) approx.



1ST FLOOR
401 sq.ft. (37.3 sq.m.) approx.



TOTAL FLOOR AREA: 935 sq.ft. (86.9 sq.m.) approx.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		63
(39-54)	E	49	
(21-38)	F		
(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.