



Orchard Close, Aylburton, Lydney
£375,000

2 bedroom detached bungalow for sale | Freehold **SSTC**

At first glance

- Close to village amenities
- Countryside views
- Garage
- Highly desirable location
- Level Gardens
- Village location
- Large floor area

In detail

A well-loved and spacious two bedroom detached bungalow offering driveway with integral garage and front and rear gardens, situated in a highly desirable location in the village of Aylburton. Offered with NO onward chain.

This property is perfect for those looking to make a home their own with endless opportunities for modernisation. Offering comfortable accommodation, internally it comprises; entrance hall, lounge/diner, kitchen, utility, conservatory, two bedrooms, bathroom and WC. Externally, there is a driveway to front with lawned garden, and rear garden laid to patio, gravel and lawn with a pleasant outlook.

Situated 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, Doctors surgeries, Train Station, Primary and Secondary Schools.

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

Tenure: Freehold

Parking options: Driveway, Garage

Garden details: Private Garden

Electricity supply: Mains

Heating: Oil

Water supply: Mains

Sewerage: Mains





Entrance hall

Access to loft, radiator, integral door through to garage, access to all other rooms.

Lounge/diner

w: 19' 11" x l: 19' 6" (w: 6.07m x l: 5.94m)

Stone fireplace with wooden mantle, bay window to rear aspect, French doors providing access to rear garden, radiator, access through to kitchen.

Kitchen

w: 10' 11" x l: 13' 5" (w: 3.33m x l: 4.09m)

Fitted units at eye and base level with worktop space, space for electric cooker, sink unit with drainer, window to rear aspect, space for fridge freezer, radiator, access through to utility.

Utility

w: 10' 3" x l: 8' 4" (w: 3.12m x l: 2.54m)

Base units with worktop space, sink unit with drainer, space and plumbing for washing machine, Worcester Greenstar Heatslave 18/25 oil central heating boiler, storage cupboard, access through to conservatory.

Conservatory

w: 5' 7" x l: 10' 6" (w: 1.7m x l: 3.2m)

Fully glazed with polycarbonate roof, doors leading out to rear garden.

Bedroom 1

w: 12' 8" x l: 14' 9" (w: 3.86m x l: 4.5m)

Fitted wardrobes, fitted wall cupboards, window to front aspect, radiator, double walk-in shower cubicle.

Bedroom 2

w: 11' 7" x l: 12' 10" (w: 3.53m x l: 3.91m)

Window to front aspect, radiator.

Bathroom

w: 6' 6" x l: 7' 10" (w: 1.98m x l: 2.39m)

Silver Birch effect flooring, wash hand basin, bath, WC, fully tiled walls, window to side aspect, radiator.

WC

Window to side aspect, Silver Birch effect flooring, WC, wash hand basin.

Garage

w: 9' 9" x l: 20' 7" (w: 2.97m x l: 6.27m)

Electric up-and-over door to front and access through to hallway.

Outside

There is a driveway to the front of the property with garage behind and lawned garden to side with a variety of flowers and shrubs. There is side access around to the rear, where the garden is laid to lawn, patio and gravel and offers a wonderful space for entertaining family members and guests, with the option to grow your own produce.

Services

Mains water, electric, and drainage connected. Oil central heating.

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

Viewings

By prior appointment with Hills.

Water Rates

Severn Trent - rates TBC.

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 ask for your cooperation.



Rates

Council Tax Band: D

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.



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/fixings 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.



For information purposes only. Dimensions shown are approximate and may vary. The actual floor area may vary. The actual floor area may vary. The actual floor area may vary.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		72
(55-68)	D		
(39-54)	E	46	
(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.