

At first glance

- 3 Bedrooms
- Bungalow
- Close to Wye Valley
- Detached
- Garden to front and rear
- Offered with onward chain
- Off-road parking
- Semi-rural location

In detail

A well-presented three bedroom detached bungalow offering driveway and gardens to both front and rear, situated in a semi-rural position, close to the Wye Valley. Offered with onward chain.

This property is perfect for those looking to downsize and put their stamp on their home. Offering comfortable living accommodation, this property comprises entrance hall, kitchen/diner, lounge, three bedrooms and bathroom. Externally, there is off-road parking, well-maintained gardens to front and rear, and two outbuildings which are perfect for outdoor storage.

Situated in the village of Lydbrook, which is sought after due to its proximity to the River Wye (perfect for wild swimming/canoeing), this location also offers some of the best mountain scenery in the country and excellent walking/hiking routes.

Other facilities include; primary school, local shop, pubs, health care and a community centre. A wider range of facilities are also available throughout the Forest of Dean including a variety of sports grounds, a large number of walks and a variety of pubs. The Severn crossings and M4 towards London, Bristol and Cardiff are easily reached from this area and the Midlands.

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

Tenure: Freehold

Electricity supply: Mains

Heating: LPG

Water supply: Mains

Sewerage: Mains





Entrance hall

Access through to kitchen/diner, lounge, all three bedrooms and bathroom.

Kitchen/diner

Fitted units at eye and base level with worktop space, sink unit with drainer, hob with extractor above, integrated oven and grill, storage cupboard, radiator, windows to front and side aspects, tiled splash backs, access through to porch/utility area.

Utility

Windows to front, side and rear aspects, fitted units at base level with worktop space, doors to front and rear providing access outside.

Lounge

Carpeted flooring, feature fireplace, radiator, window to front aspect.

Bedroom 1

Carpeted flooring, radiator, window to rear aspect.

Bedroom 2

Carpeted flooring, radiator, window to rear aspect.

Bedroom 3

Carpeted flooring, radiator, window to rear aspect.

Bathroom

Shower enclosure, bath with taps, WC, wash hand basin with vanity unit, radiator, window to rear aspect, tiled walls.

Outside

To the front of the property, there is parking available on a driveway with a pathway and steps leading up to the front door and utility/porch door. There is a patio area and gravelled area to the front of the property alongside a lawned area. There is side access around to the rear.

The rear garden is laid to patio, lawn and gravel, offering plenty of space outside to sit and relax during warmer months. There is a variety of bushes, trees and shrubs, two sheds for outdoor storage and LPG gas tank.

Viewings

By prior appointment with Hills.

Services

Mains water, electric, drainage connected. LPG gas.

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

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.

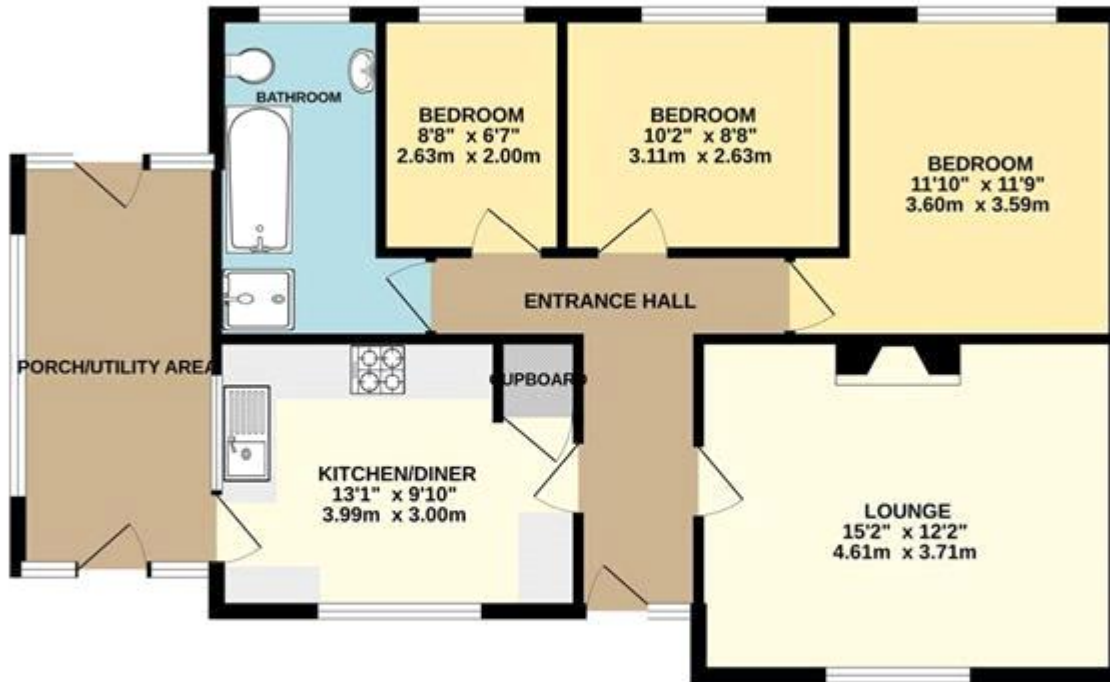


Commercial



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.

GROUND FLOOR
839 sq.ft. (78.0 sq.m.) approx.



TOTAL FLOOR AREA: 839 sq.ft. (78.0 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		62
(39-54)	E	47	
(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.

