



FREEHOLD

£375,000



APPLECROFT, HIGH STREET, CLEARWELL, GL16 8JS

- RECEPTION HALL
- DINING ROOM
- UTILITY
- GARAGE
-

- CLOAKROOM
- KITCHEN
- THREE BEDROOMS
- VACANT POSSESSION
-

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APPLECROFT, HIGH STREET, CLEARWELL, GL16 8JS

A THREE BEDROOM SPACIOUS FAMILY DETACHED HOUSE IN THE HEART OF THE HISTORIC VILLAGE OF CLEARWELL WHICH BENEFITS FROM THREE HOST, PRIMARY / JUNIOR SCHOOL AND THE FAMOUS CLEARWELL CASTLE AND CLEARWELL CAVES. SHOPPING FACILITIES WITHIN THE MARKET TOWN OF COLEFORD WITH ROAD NETWORKS LINKING TO THE M4 AND M5 MOTORWAYS. THIS PROPERTY IS OF VACANT POSSESSION.

ACCOMMODATION :

RECEPTION HALL:

Stairs to first floor, night storage heater, door to front

CLOAKROOM: With close couple WC, wash hand basin, window to side

LIVING ROOM: 15' 6" x 12' 6" (4.72m x 3.81m), Feature Bradstone open fireplace with raised hearth, night storage heater, windows to front.

SLIDING DOORS TO:

DINING ROOM: 9' 9" x 9' 4" (2.97m x 2.84m), Night storage heater, sliding patio door to outside and gardens.



KITCHEN: 9' 4" x 8' 9" (2.84m x 2.66m), Range of base and eye level storage units, worktop space incorporating stainless steel sink unit with hot and cold tap over, night storage heater, window to rear and half glazed door to side.

UTILITY: 6' 8" x 8' 0" (2.03m x 2.44m), MAX Base storage unit with single drainer stainless steel unit above with hot and cold taps, plumbing for automatic washing machine and storage space.

STAIRS TO FIRST FLOOR LANDING: Access to loft space, cupboard housing hot water cylinder, window to side.

BEDROOM ONE : 12' 9" x 12' 6" (3.88m x 3.81m), Panel radiator, two windows to front.



BEDROOM TWO: 12' 2" x 9' 0" (3.71m x 2.74m),
Panel radiator, single wardrobe with shelf and hanging rail, window to rear overlooking garden.

BEDROOM THREE: 9' 2" x 7' 10" (2.79m x 2.39m),
Panel radiator, single wardrobe with shelf and hanging rail, window to rear overlooking garden.

BATHROOM: Three piece suite comprising panel bath with hair washing attachment, close couple WC, pedestal wash hand basin, window to front.

OUTSIDE: Small garden area to front with shrubs, shared access Tarmacadam drive to single garage, rear enclosed garden with lawn and shrubs currently overgrown.

SERVICES: mains water, electricity and drainage. Night storage heating. THE SERVICES AND CENTRAL HEATING SYSTEM, WHERE APPLICABLE, HAVE NOT BEEN TESTED.: ,

VIEWING: BY APPOINTMENT WITH THE OWNERS SOLE AGENTS.



DIRECTIONS: FROM OUR COLEFORD OFFICE PROCEED UP THE HILL OVER THE MINI ROUNDABOUT TO THE TRAFFIC LIGHTS, TURN RIGHT TOWARDS CHEPSTOW AND CONTINUE APPROXIMATELY 1 MILE PASSING PUZZLE WOOD ON YOUR RIGHT HAND SIDE. JUST OVER THE BROW OF THE HILL TURN RIGHT FOR THE VILLAGE OF CLEARWELL AND CONTINUE DOWN, WHEN THE HOUSES START TO APPEAR FOLLOW AROUND THE BEND AND YOU WILL FIND THE PROPERTY ON YOUR RIGHT HAND SIDE WITH THE NAME ON IT AND OUR FOR SALE BOARD

IMPORTANT INFORMATION: All measurements are approximate. We have not tested any fittings, appliances or services within this property and cannot verify them to be in working order or within the Vendor/s ownership. We have not verified the tenure of the property, the type of construction or the condition thereof. Intending Purchasers should make appropriate enquiries through their own solicitor and surveyor etc., prior to exchange of contracts.

01594 833333



Total area: approx. 88.2 sq. metres (949.8 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		

PASSIONATE
ABOUT
Property
SINCE 1982