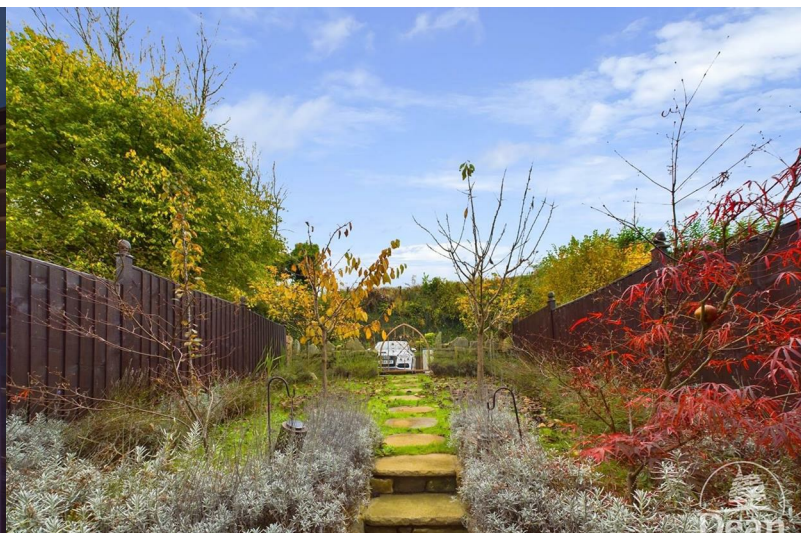




## 2 Chapel Cottages High Street

Clearwell, Coleford, GL16 8JS

£240,000



\*\*\*VIRTUAL TOUR AVAILABLE\*\*\* Dean Estate Agents are delighted to present to the market this characterful three bedroom cottage. This property comprises of three sizable bedrooms, a modern bathroom, a spacious kitchen/diner, a cosy lounge and a low maintenance rear garden.

Chapel Cottage is situated in the sought-after location of Clearwell, where you will find a variety of restaurants, woodland walks and famous attractions such as Clearwell Castle and Clearwell Caves. Clearwell is approximately 2 miles away from Coleford town center where you will find many more amenities including supermarkets, cafes, free houses, doctors surgeries, a primary school and fantastic bus links around Gloucestershire and into Wales.

This property must be viewed!!!!



Enter via a composite front door into:

#### Lounge:

13'10" x 13'10" (4.22 x 4.23)

Double glazed composite window to front aspect, two electric storage heaters, power and lighting, an arch way to the kitchen/diner, TV point, wall lighting.

#### Kitchen/Dining Room:

13'9" x 10'7" (4.20 x 3.24)

A range of eye level and base units, space for a fridge freezer, an electric hob and oven, an extractor fan, one stainless steel sink with integrated drainer unit, space for a washing machine. Under stairs cupboard, space for a dining table and chairs, power and lighting, triple glazed sliding doors to the rear garden, an electric ceramic heater.

#### First Floor Landing:

5'8" x 8'10" (1.75 x 2.71)

Power and lighting, smoke alarm, loft hatch, doors to the bedrooms and bathroom. Airing cupboard housing the hot water tank.

#### Bedroom Three:

5'8" x 6'6" (1.75 x 1.99)

Double glazed composite window to rear aspect, power and lighting, electric ceramic heater.

#### Bedroom Two:

5'5" x 9'4" (1.66 x 2.85)

Double glazed composite window to rear aspect,

electric ceramic heater, built in wardrobes, power and lighting.

#### Bathroom:

7'11" x 6'0" (2.43 x 1.83)

Floor to ceiling tiles, a walk in electric shower cubicle, W.C, a wash hand basin with storage below, wall mounted mirror above with storage, shelving for storage, heated towel rail, an extractor fan, lighting and shaving point.

#### Bedroom One:

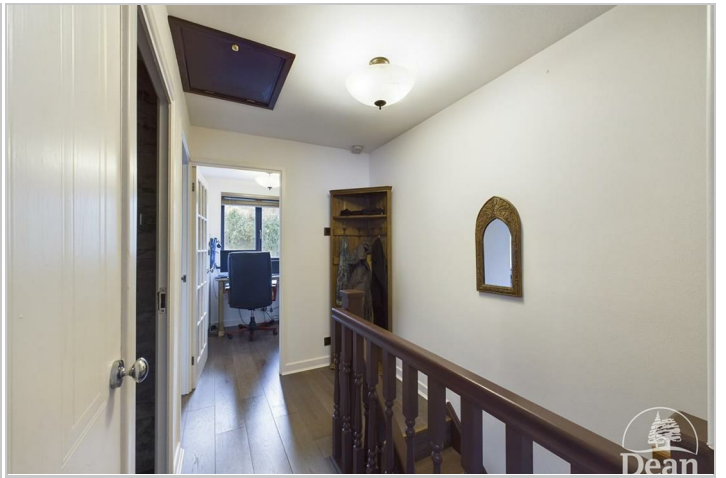
10'8" x 8'11" (3.26 x 2.74)

Double glazed composite window to front aspect, built in wardrobe, power and lighting, electric ceramic heater.

#### Outside:

As you approach the property you will find a low maintenance area with slate chippings.

The rear garden greets you with a patio area with a canopy above. This area is perfect for entertaining friends and family. Beyond this, you will find a laid to lawn section, mature shrubs and bushes, and a stepping stone pathway leading you to the parking for the property where you will find two allocated spaces.



Consumer Notes: Dean Estate Agents Ltd have prepared the information within this website/brochure with care and co-operation from the seller. It is intended to be indicative rather than definitive, without a guarantee of accuracy. Before you act upon any information provided, we request that you satisfy yourself about the completeness, accuracy, reliability, suitability or availability with respect to the website or the information, products, services, or related graphics contained on the website for any purpose. These details do not constitute any part of any Offer, Contract or Tenancy Agreement.

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Tenanted Property – we are not always able to show the most recent condition of a property due to tenants' privacy and we may choose to show the photographs of the property when it was last vacant to at least allow clients some idea of the internal condition. Therefore, we would of course, urge you to view before making any decisions to purchase or rent the property and before any costs.

Energy Performance Certificates are supplied to us via a third party and we do not accept responsibility for the content within such reports.

PRC Certificates – Some ex-local authority properties have been repaired in recent years using the PRC Scheme wherein a certificate has been produced by a qualified property engineer. This certificate does not imply the suitability for a mortgage approval and you must satisfy yourself of the work carried out that may meet your lenders criteria.

As with leasehold property or new build development sites, you are likely to be responsible for a contribution to management charges and/or ground rent or a contribution to the development service charge. Please enquire at the time of viewing.

You may also incur fees for items such as leasehold packs and, in addition, you will also need to check the remaining length of any lease before you complete a mortgage application form. Please ask a member of our team for any help required before committing to purchase a property and incurring expense.

## Road Map



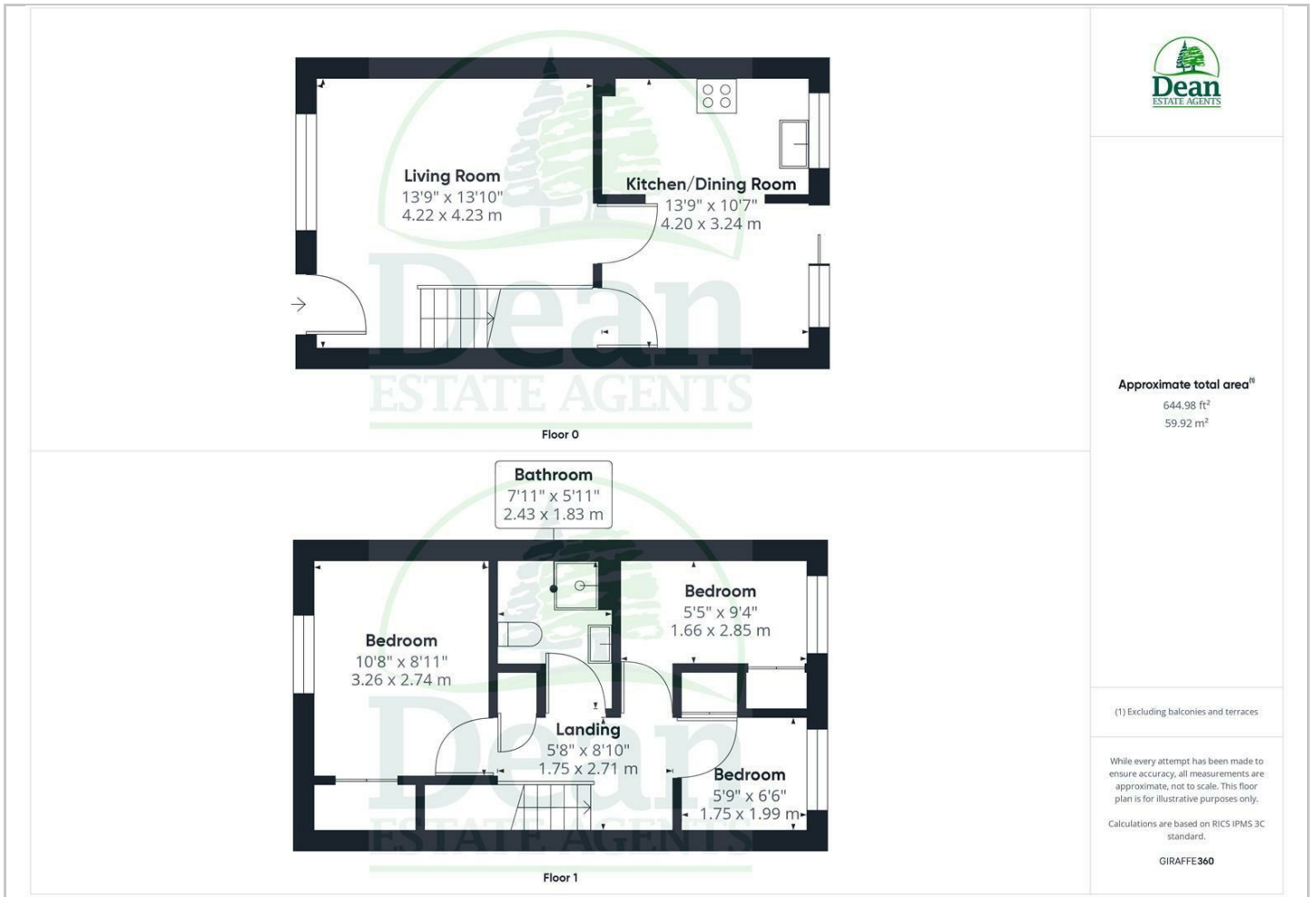
## Hybrid Map



## Terrain Map



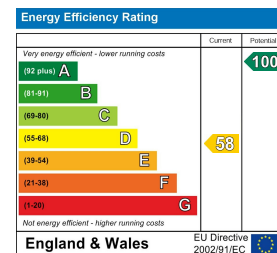
## Floor Plan



## Viewing

Please contact our Coleford Office on 01594 835751 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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