



**TOOMBS
& TOOMBS**
PROPERTIES
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10 The Smithy, Blakeney, GL15 4DW

Guide Price £209,000



FREEHOLD

Guide Price £209,000

**AVAILABLE TO AN INVESTOR BUYER ONLY (CURRENT RENT PASSING £700
PCM/CIRCA £8,400 PER ANNUM) - A TERRACED TWO BEDROOM HOUSE SET IN A
QUIET CUL DE SAC IN THE HEART OF THIS WELL SERVED VILLAGE**

Property Description

The village of Blakeney benefits from a local Shop, Post Office, Doctors Surgery, Primary School, Public House and woodland walks. Lydney town (approx. 3 miles away) offers a range of facilities including a variety of Shops, Banks, Building Societies and Supermarkets, as well as a Sports Centre, Golf Course, Hospital, Doctors Surgeries, Train Station, Primary and Secondary Schools.

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.

ENTRANCE HALL: part glazed door, electric heater.

LOUNGE: 16' 3" x 11' 10" (4.95m x 3.60m), patio doors to rear garden, electric heater, stairs off, wall lighting points.

KITCHEN: 8' 2" x 7' 2" (2.49m x 2.18m), fitted with a range of colour coded base and eye level units, worktop space, tiled splashbacks, plumbing for automatic washing machine, power points.

STAIRS TO FIRST FLOOR LANDING: wall mounted electric heater, loft access.

BEDROOM ONE: 10' 0" x 9' 0" (3.05m x 2.74m), window to rear, wall mounted electric heater.

BEDROOM TWO: 11' 0" x 6' 8" (3.35m x 2.03m), window to front, fitted wardrobe, electric heater.

BATHROOM: recently re-furbished comprising of a three piece suite, shower over bath.

OUTSIDE: off road parking to the front, to the rear a level easy maintenance patio area enclosed by close boarded fence.

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

VIEWING: BY APPOINTMENT WITH THE OWNERS SOLE AGENTS.

OUTGOINGS: COUNCIL TAX BAND 'B'.

AGENTS NOTE: the Partners of Toombs & Toombs Properties have a financial interest in this property.

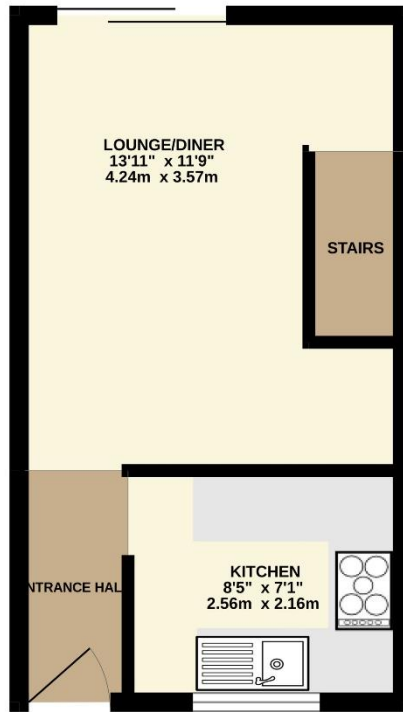


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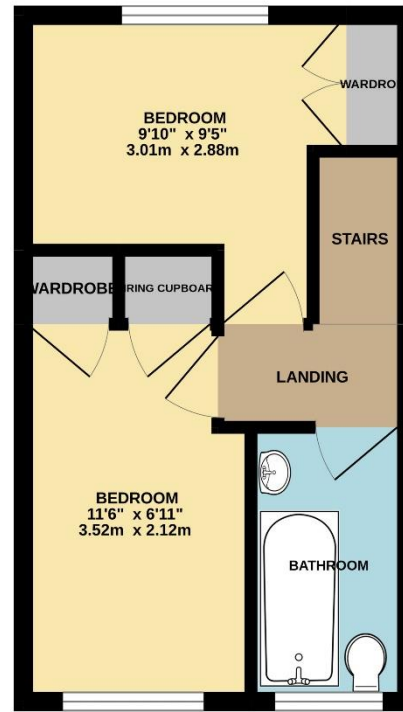
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GROUND FLOOR
246 sq.ft. (22.8 sq.m.) approx.



1ST FLOOR
246 sq.ft. (22.8 sq.m.) approx.



TOTAL FLOOR AREA : 492 sq.ft. (45.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 a
69-80	C		
55-68	D	58 b	
39-54	E		
21-38	F		
1-20	G		

IMPORTANT INFORMATION. These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. We have not tested any fittings, appliances or services within the property and cannot verify them to be in working order or within the vendors ownership. No guarantee can be given with regards to planning consents or fitness for purpose or building regulations relating to the property. Items shown in photographs are NOT necessarily included. Interested parties are advised to check availability and make an appointment to view before travelling to see a property. Intended purchasers should make appropriate enquiries through their own solicitors and surveyors etc. prior to exchange of contracts.

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