





FREEHOLD

Guide Price £374,995

A CHARACTER BACK TO BACK SEMI DETACHED TWO BEDROOM (FORMERLY THREE) COTTAGE WITH LANDSCAPED LEVEL AND ENCLOSED GARDEN SITUATED IN A CENTRAL VILLAGE LOCATION WITHIN WALKING DISTANCE TO ITS FACILITIES. POTENTIAL FOR FURTHER DEVELOPMENT WITH THE NECESSARY PLANNING

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 PORCH: entrance door to side, window to front, door to

LOUNGE: 22' 0" x 11' 8" (6.70m x 3.55m), stairs off, understairs cupboard, feature stone fireplace, exposed timber floor, radiators, windows to front, door to

KITCHEN/BREAKFAST ROOM: 12' 7" x 9' 11" (3.83m x 3.02m), window to front, fitted with a range of base and eye level units, worktop space, tiled splashbacks, gas hob, oven and grill, extractor hood, double bowl enamel sink unit, radiator, power points, door to inner hall and door to

PORCH/BOOT ROOM: door to outside, plumbing for automatic washing machine, radiator, wall mounted gas boiler (not tested), windows to front and side.

INNER HALL: door to

CLOARKOOM: with WC, wash hand basin, window to front.

STAIRS TO FIRST FLOOR LANDING: timber floor.

BEDROOM ONE: 18' 7" x 9' 11" (5.66m x 3.02m), windows to front and side, radiators, power points, timber flooring. **AGENTS NOTE: ORIGINALLY TWO ROOMS.**

BEDROOM TWO: 12' 2" x 11' 8" (3.71m x 3.55m), window to front, radiator, feature fireplace, built-in storage.

SHOWER ROOM: with shower cubicle, wash hand basin in vanity unit, WC, radiator, loft access, window to front.

OUTSIDE: gate to off road parking area (room for several vehicles/small motorhome or caravan, trellis to rear garden with feature pond, lawn, flower borders, part hedge/part stone wall boundary, timber shed, stone tool shed. **AGENTS NOTE: ROOM TO EXTEND FIR TREE COTTAGE SUBJECT TO THE NECESSARY CONSENT.**

SERVICES: all mains. Gas central heating. **THE SERVICES AND CENTRAL HEATING SYSTEM, WHERE APPLICABLE, HAVE NOT BEEN TESTED.**

VIEWING: BY APPOINTMENT WITH THE OWNERS SOLE AGENTS.

OUTGOINGS: COUNCIL TAX BAND 'D'.

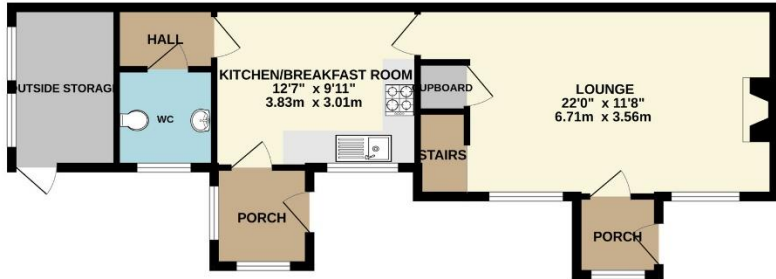


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GROUND FLOOR
558 sq.ft. (51.9 sq.m.) approx.



1ST FLOOR
434 sq.ft. (40.4 sq.m.) approx.



TOTAL FLOOR AREA : 993 sq.ft. (92.2 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		87 B
69-80	C		
55-68	D	58 D	
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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