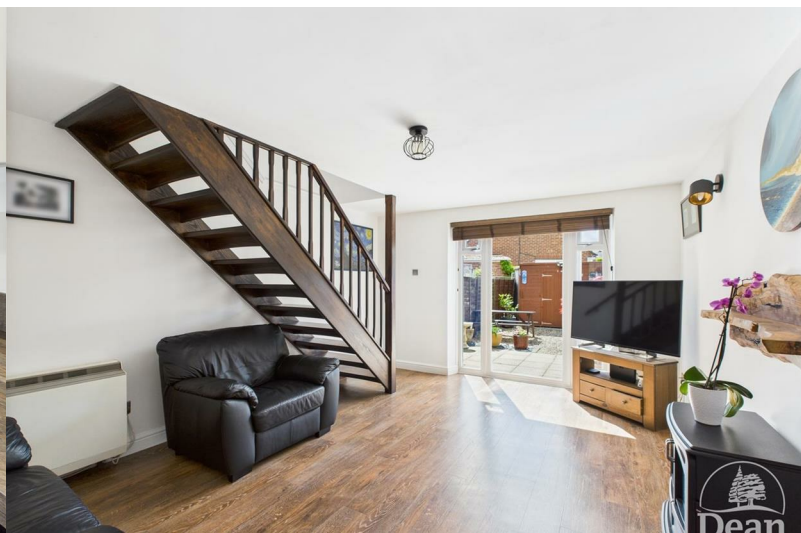
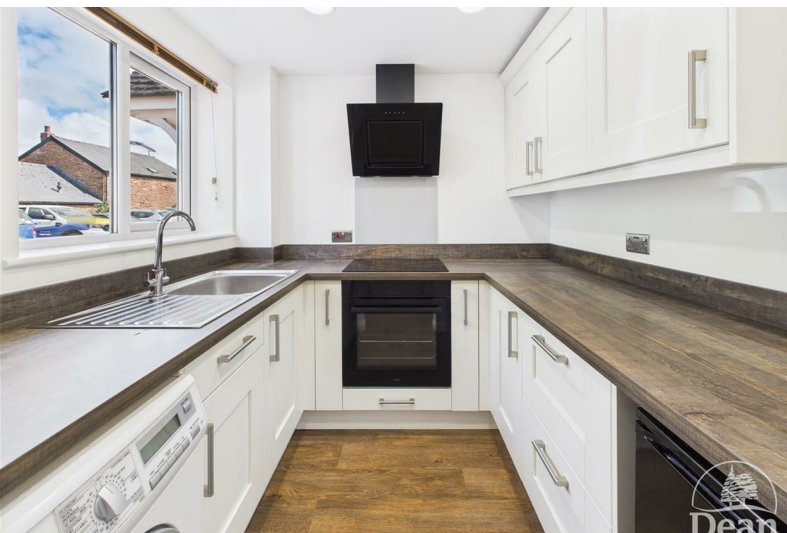




The Smithy

Blakeney, GL15 4DW

Offers Over £200,000



*** VIRTUAL TOUR AVAILABLE *** Dean Estate Agents are pleased to offer this terraced property a short distance from Lydney town.

This property offers two bedrooms with a family bathroom. The lounge is a large space with French style doors to the low maintenance rear garden while the kitchen is storage filled and modern. The property benefits from off road parking and a sunny low maintenance rear garden with a shed for additional storage.

Situated in the sought after village of Millend, Blakeney, you have many local amenities nearby to include a shop and cafe with forestry walks on your doorstep.

You are a short distance from Lydney town centre where you will find more amenities to include independent shops, supermarkets, doctors surgeries and the train station.



Entrance Hall:

With door through to the lounge, dimmer switches, archway to the kitchen.

Kitchen:

Front aspect with UPVC double glazed window, sink unit, wall and base units, worktop surfaces, integrated electric oven and hob, extractor fan and light, recess ceiling lights, plumbing for washing machine. Luxury vinyl tiled flooring.

Lounge:

Rear aspect with UPVC double glazed doors to the gardens, wall lights, night storage heater, TV aerial point, stairs to the first floor, luxury vinyl tiled flooring.

Landing:

Access to the loft space, night storage heater and doors to bedrooms.

Bedroom One:

Rear aspect with UPVC double glazed window, recess in wall for TV mount and double power point with USB points, built in wardrobe and bedside reading lights.

Bedroom Two:

Front aspect with UPVC double glazed window, power points with USB points, two separate floor to ceiling built in wardrobes.

Bathroom:

A white suite comprising of a bath with electric shower, tiled walling, concealed cistern W.C, vanity wash hand basin unit with mirror and shaver point above, tiled flooring, skylight.

Outside:

To the front one will find graveled gardens with outside light and tap.

Private, off road parking for several vehicles to the left side of the terrace.

The rear gardens comprise of patio, graveled gardens, large shed, fenced boundaries, outside tap, external double power point.



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. Confirmation of the title, boundary plan, sellers situation must be confirmed with you before any expense is incurred.

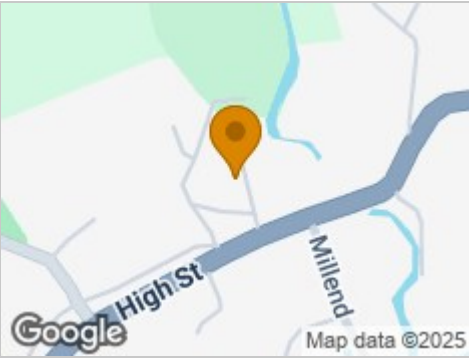
If there are any changes to the fixtures, fittings and relevant aspects of the property since the commencement of marketing, we have asked the vendor to notify us immediately. Please also confirm to your satisfaction the services connected to the property and any planning consents. These details do not constitute any part of any Offer, Contract or Tenancy Agreement. Photographs used for advertising purposes may not necessarily be the most recent photographs. Any reliance you place on such information is therefore strictly at your own risk. All photographic images are under the ownership of Dean Estate Agents Ltd and therefore Dean Estate Agents Ltd retain the copyright. You must obtain permission from the owner of the images to reproduce them.

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 the property before making any decisions to purchase or rent the property and before committing to any costs. An offer to purchase any property will be considered after a physical viewing has taken place.

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

Road Map



Hybrid Map



Terrain Map



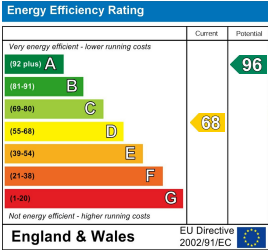
Floor Plan



Viewing

Please contact our Lydney Office on 01594 368202 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.