



## Green Gables, High Street Blakeney, GL15 4DY

£220,000



\*\*\*VIRTUAL TOUR AVAILABLE\*\*\*NO ONWARD CHAIN\*\*\* Dean Estate Agents are delighted to offer to the market this well presented bungalow on a level plot with a garage and off road parking. The property is being sold as seen and boasts a spacious lounge, two bedrooms, kitchen, bathroom and a sunny garden filled with mature shrubs and flowers.

Blakeney is a popular Forest of Dean village, well placed for everyday convenience and countryside living. The village offers a range of local amenities including shops, a primary school, takeaways and pubs, with additional facilities close by in nearby towns such as Cinderford, Lydney and Gloucester. Surrounded by attractive woodland walks and open countryside, it's ideal for those who enjoy the outdoors, while still providing good road links for commuting via the A48/A40 and onwards to the M4/M5 networks.



Approached via a covered entrance area & UPVC double glazed door into:

#### Entrance Hallway:

3'10" x 13'6" (1.19m x 4.13m)

With electric panel heater, coved ceiling, linen cupboard with hot water tank, doors to bedrooms & shower room, grab rail and glass shelf, smoke alarm, loft access.

#### Lounge:

15'9" x 10'0" (4.82m x 3.06m)

Front aspect with UPVC double glazed window to the front aspect and sliding patio doors to the side aspect, two electric radiators, TV aerial lead, Cotswold stone effect open fireplace with wooden mantle, coved ceiling.

#### Kitchen:

9'9" x 10'0" (2.99m x 3.05m)

A fitted kitchen comprising of base units, wall cupboards, built in Hotpoint electric oven, composite sink unit, UPVC double window to rear, UPVC double glazed door to the side, breakfast bar, plumbing for washing machine, electric wall heater, electric hob with extractor fan over.

#### Bedroom One:

12'3" x 11'5" (3.75m x 3.50m)

Front aspect UPVC double glazed windows to the front and side, coved ceiling and electric wall heater.

#### Bedroom Two:

12'3" x 8'5" (3.75m x 2.58m)

Rear aspect with UPVC double glazed window, radiator, coved ceiling, two built in wardrobes/cupboards.

#### Shower Room:

7'6" x 7'0" (2.31m x 2.14m)

Rear aspect with WC, wash hand basin, corner shower cubicle with thermostatic shower, tiled walling, mirrored medicine cabinet, heated towel radiator, UPVC double glazed window.

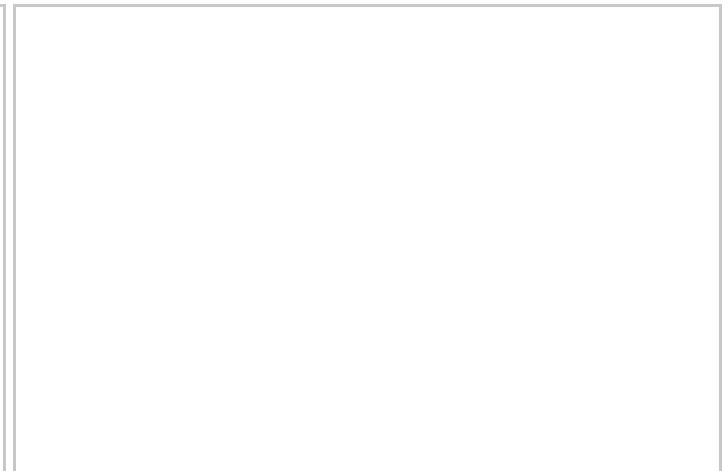
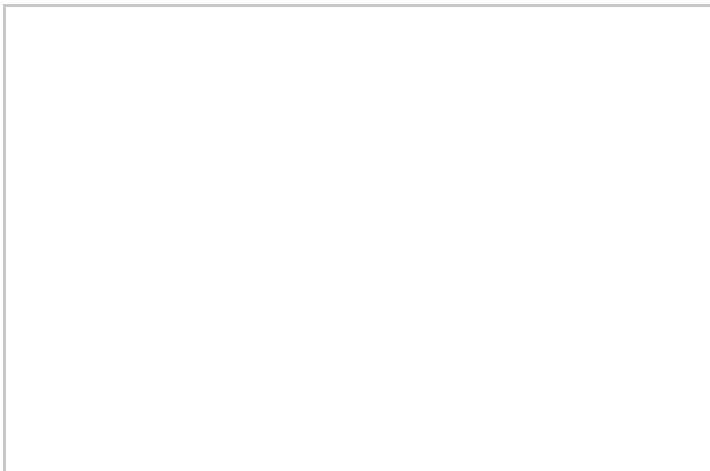
#### Outside:

The gardens are located to the front aspect and comprise of lawns, an abundance of shrubs and seasonal flowering borders, fenced and stone wall boundaries, off road private parking accessed via wooden double gates.

There is a side aspect patio area and covered entrance to the kitchen.

Brick built outbuilding with outside light and wooden doors providing access. The rear path has a brick boundary wall and a shrub border, outside tap.

The off road parking area leads to the attached garage with up and over door, outside light, power and lighting. Side wooden gate to the road.



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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.

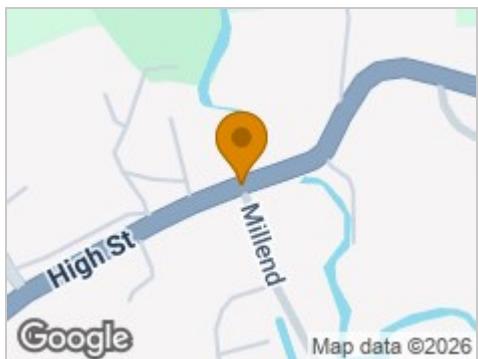
PRC Certificates – Some ex-local authority properties have been repaired in recent years using the PRC Scheme wherein a certificate has been produced by a qualified property engineer. This certificate does not imply the suitability for a mortgage approval and you must satisfy yourself of the work carried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

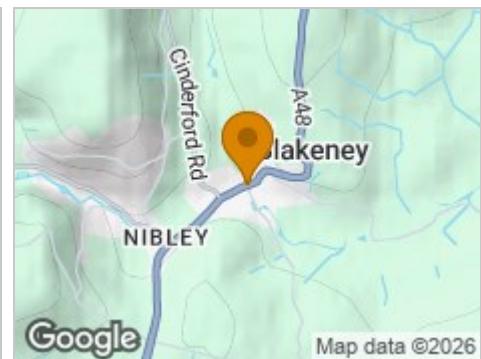
## Road Map



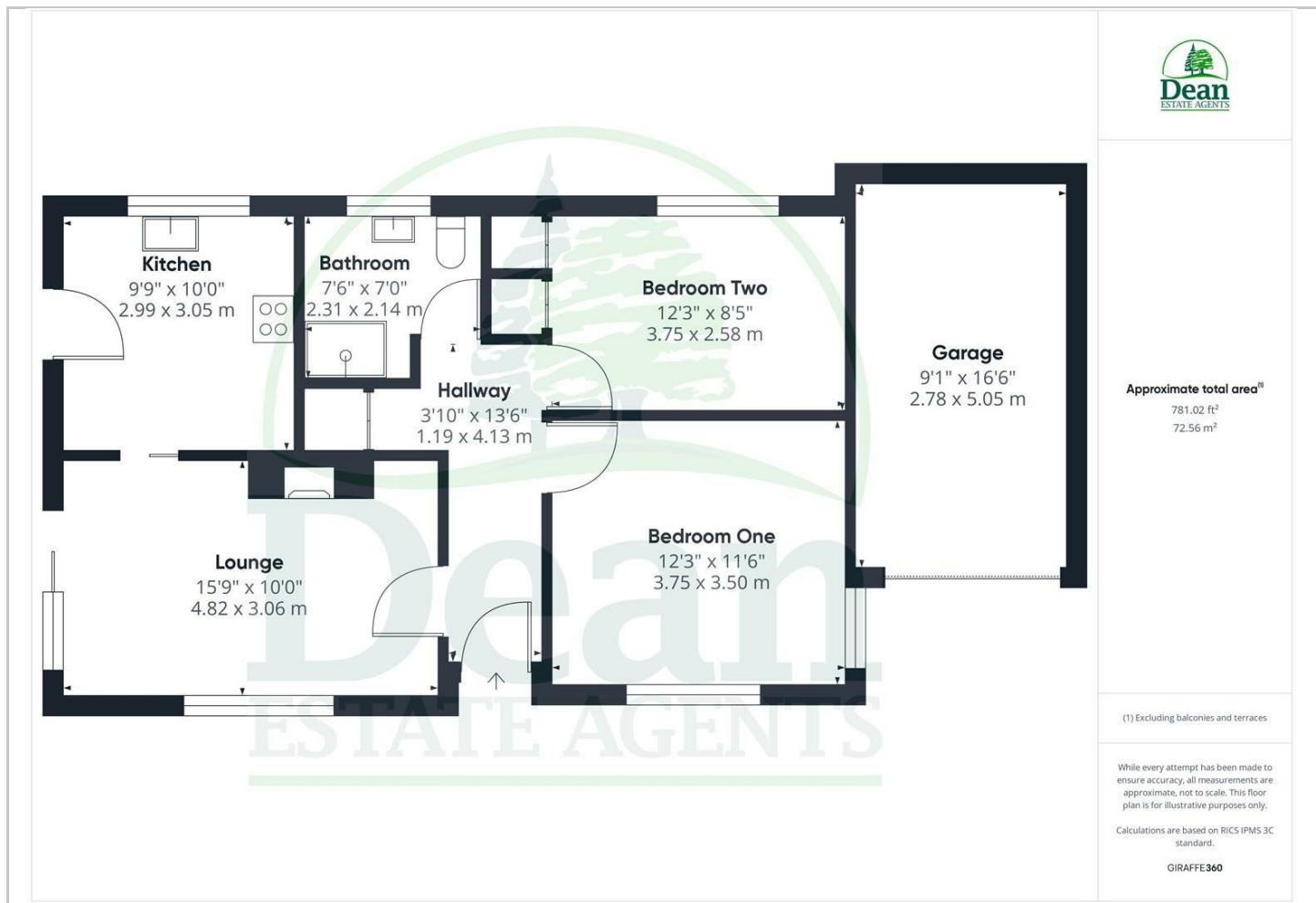
## Hybrid Map



## Terrain Map



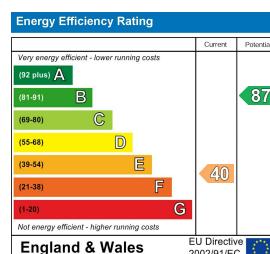
## Floor Plan



## Viewing

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

## Energy Efficiency Graph



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