



FREEHOLD

£260,000



16 REDHOUSE LANE, ENGLISH BICKNOR , GL16 7PB

- LIVING ROOM
- THREE / FOUR BEDROOMS
- GARDEN
- NON STANDARD CONSTRUCTION
- KITCHEN / DINING ROOM
- WET ROOM
- UPVC DOUBLE GLAZING
- SOLAR PANELS

www.kjtresidential.co.uk

16 REDHOUSE LANE, ENGLISH BICKNOR , GL16 7PB

A THREE/FOUR BEDROOM SEMI-DETACHED FAMILY HOME OF NON TRADITIONAL CONSTRUCTION SITUATED IN THE EXTREMELY POPULAR VILLAGE OF ENGLISH BICKNOR WHICH PROVIDES ACCESS TO ROSS ON WYE, MONMOUTH AND ALL PARTS OF THE FOREST OF DEAN BENEFITING FROM EXCELLENT VIEWS FROM THE FIRST FLOOR, OIL FIRED CENTRAL HEATING AND UPVC DOUBLE GLAZING, OFF ROAD PARKING WITHIN THE PROPERTY.

ACCOMMODATION :

RECEPTION HALL :

Radiator, stairs to first floor, door to front.

LIVING ROOM: 14' 9" x 11' 0" (4.49m x 3.35m),

Feature period style fireplace with mantle and multi fuel room heater inset, radiator, window to front.

KITCHEN / DINING ROOM: 21' 0" x 10' 0" (6.40m x 3.05m),

narrowing to 8'5 Extensive Range of base and eye level storage units with shingle drainer stainless steel sink unit, plumbing for automatic washing machine and dishwasher, space for fridge freezer and tumble dryer, shelved larder cupboard, understairs storage cupboard and airing cupboard with hot water tank, windows to rear and door to potential Study/Bedroom.

POTENTIAL STUDY / BEDROOM FOUR : 24' 0" x 10' 6" (7.31m x 3.20m), with cloakroom, housing close coupled WC, pedestal wash hand basin. Tiled floors with door to front and French Doors to rear.

STAIRS TO FIRST FLOOR LANDING : , Access to loft space and window to side with view.



BEDROOM ONE: 11' 0" x 11' 0" (3.35m x 3.35m), Storage cupboard, radiator, window to front

BEDROOM TWO: 14' 6" x 9' 10" (4.42m x 2.99m), narrowing to 8'2 Radiator, windows to rear with view.

BEDROOM THREE: 9' 6" x 7' 0" (2.89m x 2.13m), max measurements A plinth of 3'6 x 3'4 to one corner. Radiator, window to front.

WET ROOM: With Bristan shower unit, close coupled WC, pedestal wash hand basin, extractor fan, radiator, totally tiled walls, window to rear



OUTSIDE: Enclosed garden with pedestrian access and vehicular access on to hardstanding, garden mainly laid to lawn in the front side and rear gardens, shrubs and trees, patio and oil storage tank.

AGENTS NOTE: This property is a cornish unit which is of non-traditional construction and in most cases will not be suitable for a mortgage.

VIEWINGS: BY APPOINTMENT WITH THE OWNERS SOLE AGENTS

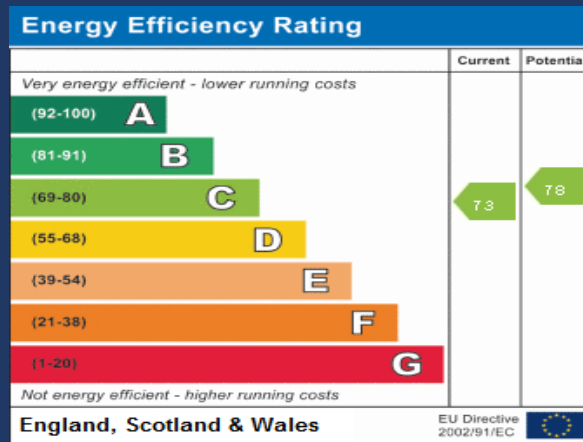
SERVICES: Mains water drainage and electricity, oil fired central heating



Directions: From Coleford Office take the second exit off the Clock Tower, into St. John's Street and turn left at its junction with Bank Street. Continue on to Staunton Road and within 300 yards turn right for Ross-On-Wye. Proceed up the hill until the junction with the Monmouth to Gloucester road, go straight over and continue through Shortstanding. Enter the village of English Bicknor where you pass the playing field on the left hand side. Take the first turn left into Red House Lane, first left again and the property is on your right with our For Sale Board.

IMPORTANT INFORMATION: All measurements are approximate. We have not tested any fittings, appliances or services within this property and cannot verify them to be in working order or within the Vendor/s ownership. We have not verified the tenure of the property, the type of construction or the condition thereof. Intending Purchasers should make appropriate enquiries through their own solicitor and surveyor etc., prior to exchange of contracts.

01594 833333



PASSIONATE
ABOUT
Property
SINCE 1982