



FREEHOLD

Guide Price £175,000



**4 BLACKSMITH ARMS ROW, MAIN ROAD, ALVINGTON,
LYDNEY, GLOUCESTERSHIRE, GL15 6AU**

- TWO BEDROOMS
- THREE OFF ROAD PARKING SPACES
- POTENTIAL HOLIDAY LET
- DESIRABLE VILLAGE LOCATION
- MANY PERIOD FEATURES
- POTENTIAL RENTAL INCOME OF £850 - £900 PCM
- PERFECT BUY TO LET/FIRST TIME BUY
- RARELY AVAILABLE

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4 BLACKSMITH ARMS ROW, MAIN ROAD, ALVINGTON, LYDNEY, GLOUCESTERSHIRE, GL15 6AU

IT'S RARE TO FIND THIS TYPE OF PROPERTY IN THIS LOCATION WITH OFF ROAD PARKING. A TWO BEDROOM END-TERRACED STONE CONSTRUCTED COTTAGE IN A FANTASTIC LOCATION WITH REGARDS TO COMMUTING/COUNTRY PURSUITS AND VILLAGE LIFESTYLE

The original features add to the overall charm of this property. Previously a buy to let achieving £7,800 pax. Potential as holiday let which could achieve circa £500 per week

Alvington itself in recent years has become a hot spot for commuting to Bristol, Lydney and Chepstow as it is on the A48. The Cottage is within a three minute walk of two popular hostelrys and a five minute walk to a convenience store/petrol station. It is located close to a bus stop and is four miles away from a national rail station.

ACCOMMODATION (measurements approx):

Porch with front door to -

Hallway: Feature exposed stone wall, radiator.

Lounge: 14' 5" x 12' 4" (4.39m x 3.76m), Feature fireplace with log burner, under stairs storage cupboard, window.

Kitchen/Diner: Sink unit and cupboard, space for fridge/freezer, etc, window, radiator, access to rear garden.



Bathroom: 11' 7" x 9' 8" (3.53m x 2.94m), Electric shower, extractor fan, window, radiator and towel rail, tiled floor.

First Floor Landing: Off which is -

Bedroom 1: 9' 5" x 9' 4" (2.87m x 2.84m), Built in wardrobe, window to front, radiator.

Bedroom 2: 12' 2" x 7' 8" (3.71m x 2.34m), Window, radiator.



Outside: Mature gardens to front and rear of the property. There are three parking spaces to rear. The rear garden could be converted into four parking spaces if required.



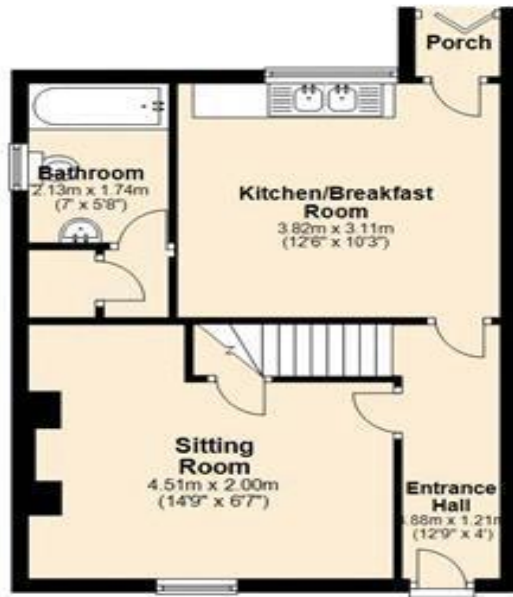
FROM OUR LYDNEY OFFICE HEAD TOWARDS CHEPSTOW DRIVE THROUGH THE VILLAGE OF AYLBURTON, ON ENTERING THE VILLAGE OF ALVINGTON YOU WILL SEE THE BLACKSMITH ARMS ON THE RIGHT HAND SIDE AND THE PROPERTY CAN BE FOUND TWO DOORS ALONG ON THE RIGHT IN THIS SAME ROW

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 823033

Ground Floor

Approx. 44.9 sq. metres (483.6 sq. feet)

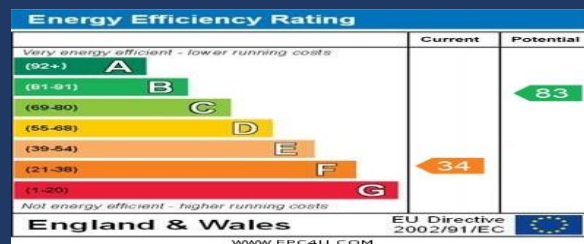


First Floor

Approx. 22.6 sq. metres (243.2 sq. feet)



Total area: approx. 67.5 sq. metres (726.8 sq. feet)



PASSIONATE
ABOUT
Property
SINCE 1982