



FREEHOLD

**Offers in the Region Of
£165,000**



**2 GREENCROFT, NEW ROAD, BLAKENEY, BLAKENEY,
GLOUCESTERSHIRE, GL15 4DD**

- TWO BEDROOMS
- STONE COTTAGE
- IDEAL HOLIDAY LET

- TWO RECEPTION ROOMS
- RIPE FOR IMPROVEMENT
- DOUBLE GLAZING

www.kjtresidential.co.uk

2 GREENCROFT, NEW ROAD, BLAKENEY, BLAKENEY, GLOUCESTERSHIRE, GL15 4DD

SITUATED IN THE POPULAR AND SOUGHT AFTER VILLAGE OF BLAKENEY, THIS INTERESTING AND APPEALING SEMI-DETACHED COTTAGE IN NEED OF SOME UPDATING AND MODERNISATION.

The village of Blakeney benefits from a local Shop, Post Office, Doctors Surgery, Primary School, two Public Houses, hair salon, garden centre 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 door to -

Hall:

Lounge: 13' 5" x 11' 6" (4.1m x 3.5m), Windows to front and rear, stone fireplace, under-stairs storage cupboard.

Dining Room: 10' 6" x 8' 10" (3.2m x 2.7m), Stone fireplace with wood burning stove, window to front, radiator.



Kitchen: 8' 10" x 8' 6" (2.7m x 2.6m), Windows to front and side, door to front, wall and base level units, sink unit, plumbing for washing machine, tiled splash-backs.

Landing: Window to front.

Bedroom One: 13' 5" x 11' 6" (4.1m x 3.5m), Window to front, radiator, loft access.

Bedroom Two: 9' 2" x 8' 10" (2.8m x 2.7m), Windows to front and rear, radiator.



Bathroom: Three piece suite, radiator, window to rear.

Outside: Garden to front with grassed area. To side and rear there is a paved area with steps leading to a plinth that runs along the rear of the property and is adjacent to the brook.

Services: Electricity, mains water and drainage are connected to the property. The heating system and services where applicable have not been tested.



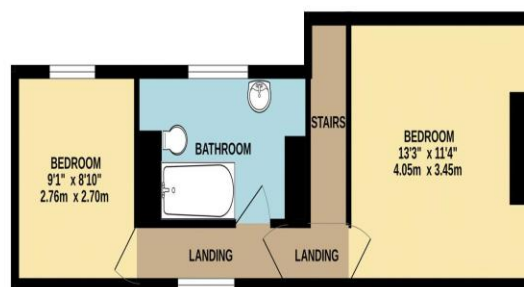
IMPORTANT INFORMATION: All measurements are approximate. We have not tested any fittings, appliances or services within this property and cannot verify them to be in working order or within the Vendor/s ownership. We have not verified the tenure of the property, the type of construction or the condition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

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GROUND FLOOR
364 sq.ft. (33.9 sq.m.) approx.



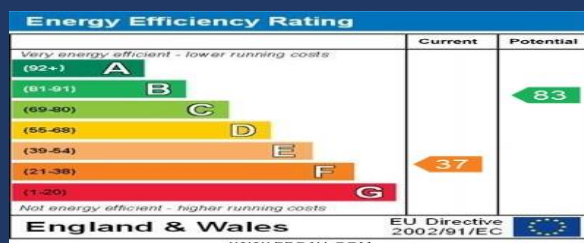
1ST FLOOR
359 sq.ft. (33.3 sq.m.) approx.



TOTAL FLOOR AREA : 723 sq.ft. (67.2 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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PASSIONATE
ABOUT
Property
SINCE 1982