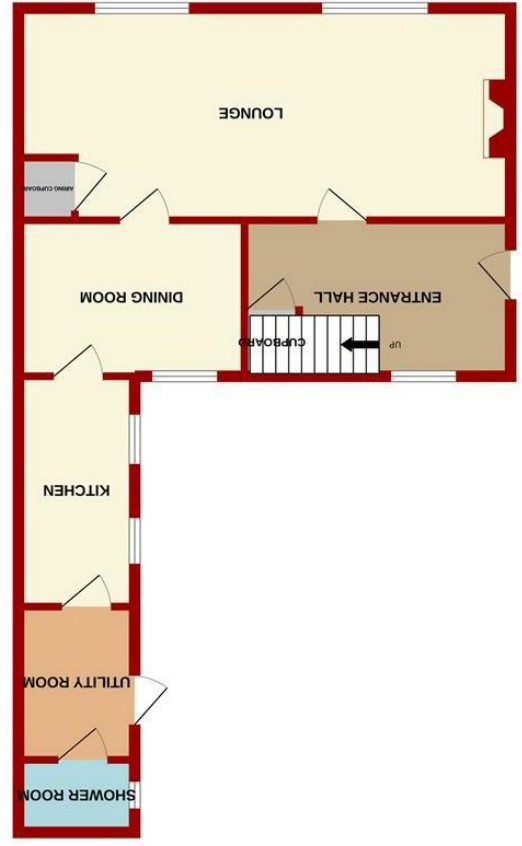
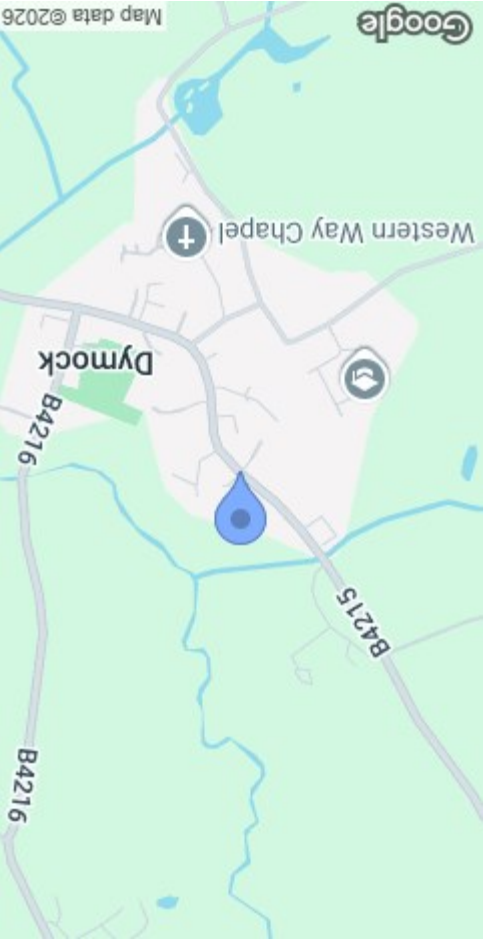




MISREPRESENTATION DISCLAIMER  
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.

Energy Efficiency Rating	Environmental Impact (CO <sub>2</sub> ) Rating
 A: 93-100 kWh/m <sup>2</sup> (new energy cost) B: 81-92 kWh/m <sup>2</sup> C: 69-80 kWh/m <sup>2</sup> D: 55-68 kWh/m <sup>2</sup> E: 41-54 kWh/m <sup>2</sup> F: 27-40 kWh/m <sup>2</sup> G: 13-26 kWh/m <sup>2</sup>	 A: 100 g/kWh or less B: 101-120 g/kWh C: 121-150 g/kWh D: 151-200 g/kWh E: 201-250 g/kWh F: 251-300 g/kWh G: 301-350 g/kWh



Measurements are approximate. Not to scale. Illustrative purposes only. Made with Mapbox © 2022



## Guide Price £315,000

A THREE BEDROOM SEMI DETACHED COTTAGE in NEED OF SOME UPDATING, situated in the POPULAR VILLAGE of DYMOCK, offering a LOVELY MATURE REAR GARDEN, the WHOLE PLOT AMOUNTING TO 0.15 ACRES, backing on to OPEN FIELDS AND FARMLAND with OFF ROAD PARKING.

Dymock is a popular and friendly village, famous for its daffodil walks and its association with the Dymock Poets. Amenities include a parish church, public house, village hall, garage/post office, golf club and primary school. The town of Newent (4 miles approximately) has a good range of shops, supermarkets, churches, schooling, health centres and library. The City of Gloucester (12 miles approximately) has comprehensive facilities including a main line train station.

For commuters, access to the motorway network is via junction 2 of the M50 (5 miles approximately) for onward connection to the M5 linking up the Midlands and the North, Wales and the South.



Entrance via half glazed frosted UPVC door through to:

### ENTRANCE HALL

Double radiator, under stairs storage cupboard, rear aspect window, stairs to the first floor.

### LOUNGE

25'0 max x 10'9 (7.62m max x 3.28m)

Brick fireplace with inset wood burning stove, two single radiators, airing cupboard with hot water tank, two front aspect windows. Door through to:

### DINING ROOM

11'7 x 7'1 (3.53m x 2.16m)

Single radiator, rear aspect window with a private outlook over the gardens. Stable door giving access to:

### KITCHEN

11'9 x 5'10 (3.58m x 1.78m)

Stainless steel single drainer sink unit, cupboard under, range of base and wall mounted units, eight ring gas cooking range with electric ovens below, cooker hood above, plumbing for dishwasher, double radiator, two side aspect windows. Door to:

### UTILITY

7'10 x 5'10 (2.39m x 1.78m)

Oil fired central heating and domestic hot water boiler, plumbing for washing machine, fully glazed door through to the rear garden. Door to:

### SHOWER ROOM

Fitted shower cubicle and tray, panelled surround, electric shower, single radiator, side aspect frosted window.

FROM THE HALLWAY, AN EASY TREAD STAIRWAY GIVES ACCESS TO THE FIRST FLOOR.

### LANDING

Access to roof space, rear aspect window with a lovely outlook over the gardens.

### BEDROOM 1

13'1 x 10'1 (3.99m x 3.07m)

Single radiator, built-in wardrobe cupboard with hanging rail and shelving, front aspect window.

### BEDROOM 2

10'10 x 9'9 (3.30m x 2.97m)

Single radiator, large built-in double wardrobe with hanging rail and shelving, single wardrobe with hanging rail and shelving, front aspect window.

### BEDROOM 3

9'9 x 7'1 (2.97m x 2.16m)

Double radiator, rear aspect window with a lovely private outlook over the gardens.

### BATHROOM

White suite comprising of modern panelled bath with tiled surround, pedestal wash hand basin, close coupled WC, heated towel rail, rear aspect frosted window.

### OUTSIDE

To the front of the property, there is a gravelled driveway suitable for the parking of three to four vehicles, to the side is a small lawned area, outside lighting, this leads through to a gated access to the rear garden where there is a large gravelled patio area, outside tap, garden shed measuring 13'10 x 7'7.

The main area of garden has large lawned areas interspersed with flower borders, shrubs, bushes and trees etc., brick built barbeque, hedging and fencing surround. The gardens back onto open fields and farmland with a lovely outlook.

### SERVICES

Mains water, electric and drainage. Oil fired heating. Broadband - standard BT.

### WATER RATES

Severn Trent - to be confirmed.

### LOCAL AUTHORITY

Council Tax Band: D  
Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.

### TENURE

Freehold.

### VIEWINGS

Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

### DIRECTIONS

From Newent, take the B4215 towards Dymock. Upon entering the village, go past the Beauchamp Arms public house and church on your right hand side where the property can be found on the right hand side as marked by our For Sale board.

### PROPERTY SURVEYS

Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).

### AWAITING VENDOR APPROVAL

These details are yet to be approved by the vendor. Please contact the office for verified details.