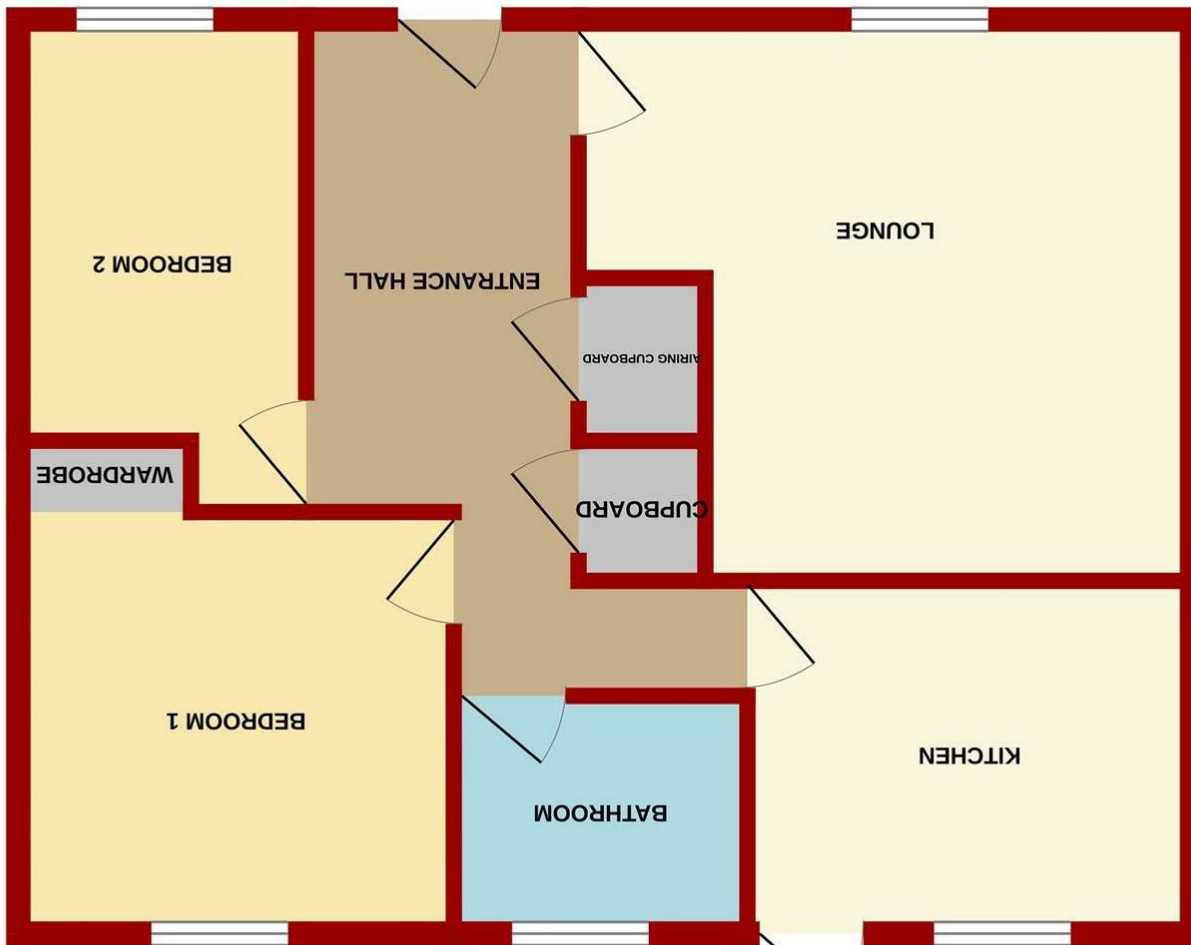




MISREPRESENTATION DISCLAIMER
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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 ₂) Rating	
Band	Score	Band	Score
A	92-100	A	1-10
B	81-91	B	11-20
C	69-80	C	21-30
D	55-68	D	31-40
E	39-54	E	41-50
F	21-38	F	51-60
G	1-20	G	61-70

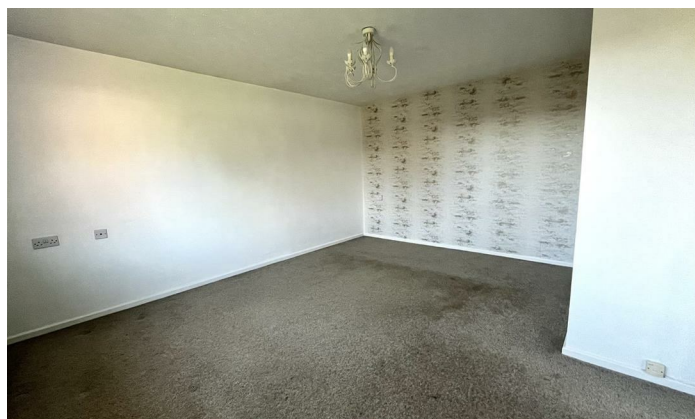


1 Smithy Close
 English Bicknor, Coleford GL16 7PJ

£230,000

BEING OFFERED WITH NO ONWARD CHAIN, THIS TWO BEDROOM SEMI-DETACHED BUNGALOW IS SITUATED IN THE SOUGHT AFTER LOCATION OF ENGLISH BICKNOR ENJOYING LOVELY VIEW TOWARDS OVER SURROUNDING FIELDS.

The rural village of English Bicknor is well located between the villages of Berry Hill and Lydrook and offers local amenities to include English Bicknor Primary School, Bicknor Bears Nursery and a Village Hall. The popular tourist attraction of Symonds Yat can be found just a short distance away.



The property is accessed via a partly glazed frosted door into:

ENTRANCE HALLWAY

Built in cupboard space, airing cupboard with radiator, power points, radiator. Door into:

LOUNGE

13'07 x 14'09 (4.14m x 4.50m)

Front aspect upvc double glazed window, radiator, power points, TV point.

KITCHEN

8'06 x 10'08 (2.59m x 3.25m)

Rear aspect upvc double glazed window, range of wall, base and drawer mounted units, space for washing machine, space for oven, space for fridge, radiator, power points, rear aspect upvc double glazed frosted door leading out to the garden.

BEDROOM 1

8'11 x 10'06 (2.72m x 3.20m)

Rear aspect upvc double glazed window, radiator, power points, built in wardrobe space, electrical consumer unit.

BEDROOM 2

6'10 x 10'06 (2.08m x 3.20m)

Front aspect upvc double glazed window, radiator, power points.

BATHROOM

6'01 x 5'05 (1.85m x 1.65m)

Rear aspect upvc double glazed frosted window, close coupled W.C, wash hand basin, panelled bath with shower attachment over, extractor fan, heated towel rail.

OUTSIDE

Pathway leads to the front door with lawn to either side.

GARDEN

The rear garden is mostly laid to lawn with a seating area, store shed housing the oil boiler, oil tank and garden shed. You also have gated access to the rear with the property all surrounded by fencing.

SERVICES

Mains water, mains gas, mains electric, mains drainage.

WATER RATES

To be advised.

LOCAL AUTHORITY

Council Tax Band: C
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 Coleford town centre proceed to the traffic lights and turn left into Bank Street, proceed along and turn right signposted Berry Hill and continue up to the crossroads, proceed straight over into Grove Road and continue along passing through Christchurch. On entering the village of English Bicknor turn left onto Smithy Close and follow the road to the end where the property can be found next to a row of garages via 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)