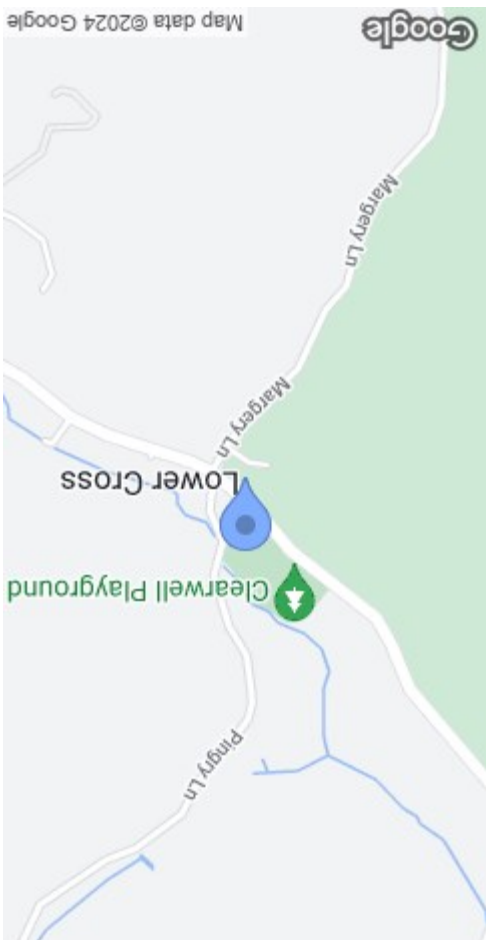


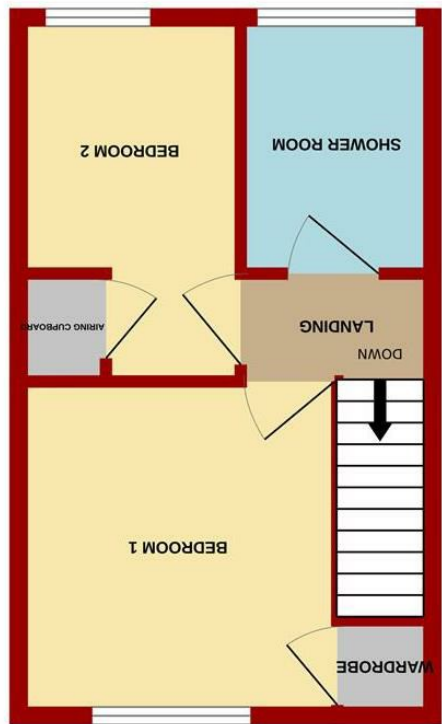


MISREPRESENTATION DISCLAIMER
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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.

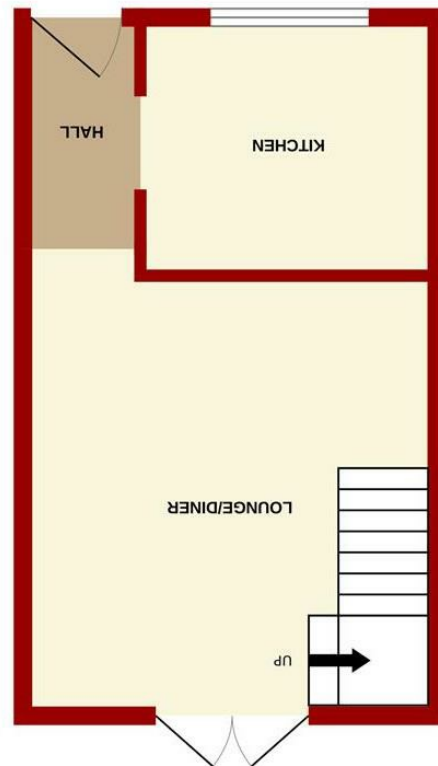
Energy Efficiency Rating	Environmental Impact (CO ₂) Rating
 G 1-10 100-150 kWh/m ² per year (standard)	 3 100-150 g/m ² per year (standard)



Measurements are approximate. Not to scale. Illustrative purposes only.



1ST FLOOR



GROUND FLOOR



2, Carpenters Cottages Lower Cross
 Clearwell, Coleford GL16 8JX

STEVE GOOCH
 ESTATE AGENTS | EST 1985

£210,000

VERY WELL PRESENTED TWO BEDROOM MID-TERRACED HOUSE, PERFECT FOR FIRST TIME BUYERS OR INVESTORS, WITH OFF ROAD PARKING FOR TWO CARS AND A PRIVATE ENCLOSED GARDEN, IN THE SOUGHT AFTER VILLAGE OF CLEARWELL.

The delightful village of Clearwell is located three miles south of the market town of Coleford, adjacent to the Wye Valley area of outstanding natural beauty. The Village has historical associations with many fine buildings to include Clearwell Castle, Clearwell Caves and the Church of St. Peter. It also has numerous Public houses, hotels, Primary School, Village Hall and Green.

The neighbouring market town of Coleford is approximately 1½ miles away and offers further facilities to include 2 Golf Courses, various Shops, Post Office, Bank, Supermarket, Cinema, Garage, Primary School and a Bus Service to Gloucester approximately 22 miles away.



Property is accessed via a part double glazed UPVC door into:

ENTRANCE HALLWAY

Wood effect vinyl flooring. Opening through into:

KITCHEN

7'11 x 7'07 (2.41m x 2.31m)

Range of base, drawer and wall mounted units, rolled edge worktops, single bowl single drain stainless steel sink unit with mixer tap above, integrated oven with four ring electric hob above, space for fridge freezer, space and plumbing for washing machine, power points, appliance points, part tiled walls and front aspect double glazed UPVC window.

LOUNGE

12'01 x 15'04 (3.68m x 4.67m)

Electric heater, power points, TV point, continuation of wood effect vinyl flooring, wooden stairs which lead up to the landing and a rear aspect double glazed UPVC double doors out into the rear garden.

LANDING

Power point. access to loft space, door giving access into:

BEDROOM ONE

8'08 x 11'07 (2.64m x 3.53m)

Power points, electric radiator, built in wardrobe and rear aspect double glazed UPVC window.

BEDROOM TWO

7'00 x 8'04 (2.13m x 2.54m)

Power point, electric radiator, door to storage cupboard and front aspect double glazed UPVC window.

BATHROOM

4'10 x 8'03 (1.47m x 2.51m)

Large walk in shower enclosed by tiling with shower off the mains, W.C, pedestal wash hand basin with tiled splashback, front aspect double glazed UPVC frosted window.

OUTSIDE

To the front of the property there is a low maintenance gravel front garden with a path leading up to the front door and two off road parking spaces.

The rear garden is private which is enclosed by fencing and hedging, laid to patio slabs, garden shed, and gated access leading out to the parking area.

SERVICES

Mains Water, Electricity, Drainage, Night Storage Heating.

WATER RATES

Severn Trent - to be advised.

LOCAL AUTHORITY

Council Tax Band: B
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

On approaching the village of Clearwell, proceed through the high street until reaching the T junction by the memorial. Turn right and continue along for a short distance turning right into Carpenters Cottages where the property can be found on the left hand side 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)

