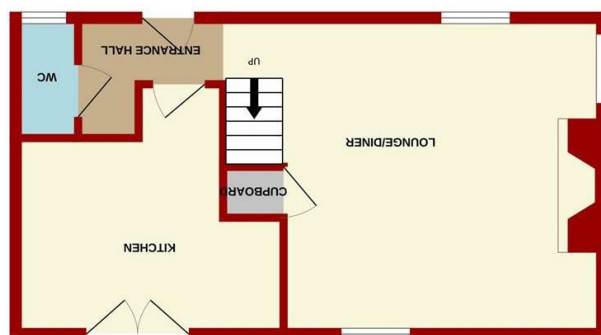
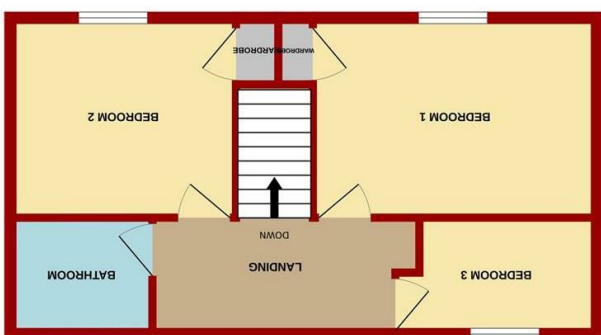
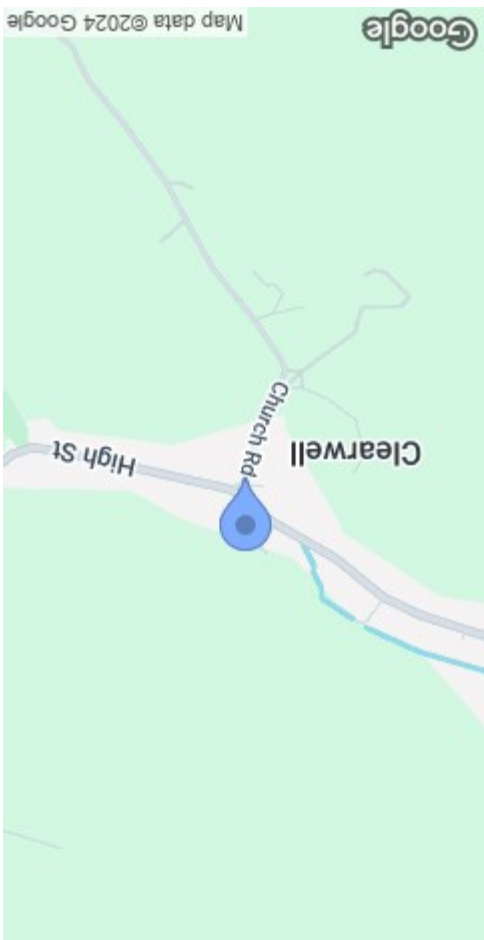




MISREPRESENTATION DISCLAIMER
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased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



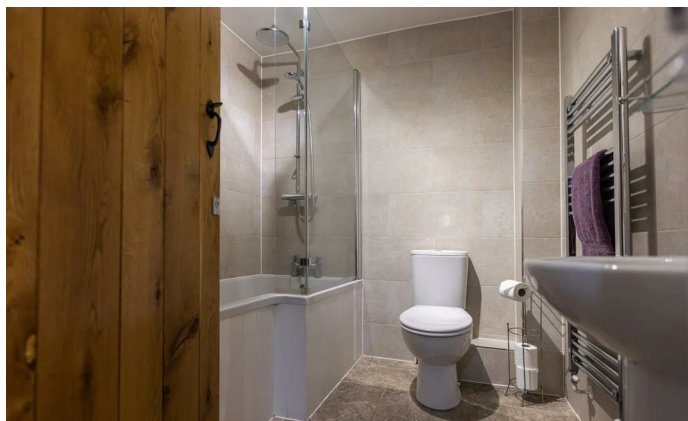
2 Church Cottages Church Road
 Clearwell, Coleford GL16 8LF

£375,000

Introducing a stunning three-bedroom semi-detached cottage in the desirable village of Clearwell. This beautifully restored home blends modern convenience with rustic charm, featuring exposed beams, stylish tiled flooring, and a breath-taking stone fireplace. Enjoying delightful views of the historic Clearwell church next door.

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, Supermarket, Cinema, Garage, Primary School and a Bus Service to Gloucester approximately 22 miles away.



Property is accessed via partly glazed UPVC door into:

ENTRANCE HALLWAY

Feature tiled flooring, radiator, stairs to first floor landing, door into kitchen, door into:

CLOAKROOM

3'03 x 5'07 (0.99m x 1.70m)

Front aspect double glazed UPVC frosted window, close coupled W.C, radiator, sink with tap over.

From the hallway, door giving access into:

KITCHEN

9'03 x 11'03 (2.82m x 3.43m)

Range of wall, drawer and base mounted units, built in oven, built in hob, extractor fan, stainless steel single drainer unit with tap over, Worcester oil boiler, built in dish washer, inset ceiling spotlights, radiator, built in microwave, rear aspect double glazed UPVC patio doors giving access out to patio area, feature beam.

From the hallway, opening giving access into:

LOUNGE

19'08 x 10'08 (5.99m x 3.25m)

Front, rear and side aspect double glazed UPVC windows, large feature fireplace with stone surround, TV point, power points, under stairs storage, feature beams, window seat, radiator.

From the hallway, stairs up to first floor landing.

LANDING

Radiator, feature beams, power points, door giving access into:

BEDROOM THREE

6'09 x 8'04 (2.06m x 2.54m)

Accessed via a thumb latch door. Rear aspect double glazed UPVC window, radiator, power points.

BEDROOM ONE

9'07 x 10'10 (2.92m x 3.30m)

Accessed via a thumb latch door. Front aspect double glazed UPVC window, radiator, power points, TV point, built in wardrobe space, feature beams.

BATHROOM

6'08 x 6'06 (2.03m x 1.98m)

Accessed via a thumb latch door. Corner bath with bath taps with shower attachment and rainfall shower above which runs off the mains, heated towel rail, close coupled W.C, sink with tap over, shaving point, extractor fan.

BEDROOM TWO

9'02 x 10'00 (2.79m x 3.05m)

Accessed via a thumb latch door. Front aspect UPVC double glazed window, radiator, power points, loft access space, wardrobe space, feature beams.

OUTSIDE

To the front of the property there is off-road parking for one vehicle, a laid to lawn area, several flower borders. To the side of the property there is a laid to lawn area and an oil tank. To the rear, a patio area with a stone retaining wall, steps leading up to a laid to lawn area with a raised patio area perfect for entertaining, stone built shed with power and lighting.

SERVICES

Mains Water, Mains Electricity, Mains Drainage, Gas Heating.

WATER RATES

Severn Trent.

LOCAL AUTHORITY

Council Tax Band: to be confirmed - currently a holiday home 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 right signposted Lydney/Chepstow, proceed along until reaching the crossroads and continue straight over. Proceed along this road for approximately one mile bearing right towards Clearwell. Continue on into Clearwell and take a left at the cross statue. The property can be found on the right hand side next door to the church.

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.

