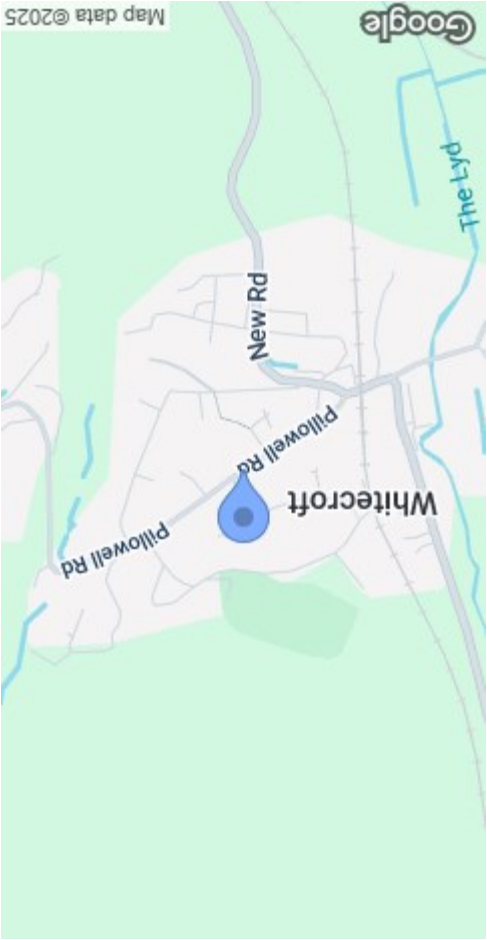


Country	Energy Efficiency Rating	Environmental Impact (CO ₂) Rating
<p>EU Directive 2002/91/EC</p> <p>England & Wales</p> <p>Min energy efficient - better - lower energy costs</p>	<p>EU Directive 2002/91/EC</p> <p>England & Wales</p> <p>Min energy efficient - better - lower CO2 emissions</p>	



STEVE GOOCH
ESTATE AGENTS | EST 1985

£400,000

This CHARMING DETACHED COTTAGE is located in the HIGHLY SOUGHT-AFTER VILLAGE of Whitecroft. With its spacious front and side gardens, the property PROVIDES AMPLE OUTDOOR SPACE.

Inside, you'll find THREE WELL-PROPORTIONED BEDROOMS, along with the option of a VERSATILE FOURTH BEDROOM on the ground floor, complete with its own EN-SUITE BATHROOM serving purpose to MULTI GENERATIONAL LIVING or ADDITIONAL LIVING SPACE.

The cottage presents a FANTASTIC OPPORTUNITY for those looking to modernize and enhance its character, allowing you to put your personal touch on the home. Additionally it benefits from OFF-ROAD PARKING.

The property is also being offered with NO ONWARD CHAIN. The village of Whitecroft situated next to the village of Bream which has a number of amenities including shops, library, chemist, doctors surgery, primary school, public houses, garage and church. The nearby market town of Coleford approximately 3½ miles away provide further facilities including secondary education, supermarkets, service stations, college and cinema. The market town of Lydney is approximately 2½ miles from Bream and has a comprehensive range of facilities.



Property is accessed via a partly glazed frosted UPVC door into:

ENTRANCE HALLWAY

5'11 x 12'10 (1.80m x 3.91m)

Rear aspect UPVC double glazed window, stairs to first floor landing, radiator, door giving access into:

LOUNGE

12'11 x 14'07 (3.94m x 4.45m)

Front and rear aspect UPVC double glazed windows, radiator, power points, feature fireplace with brick surround, door giving access into:

KITCHEN/ DINER

11'00 x 14'00 (3.35m x 4.27m)

Rear aspect UPVC double glazed window, front aspect single glazed wooden window, range of wall, drawer and base mounted units, plastic drainer unit with mixer tap over, space for washing machine, space for fridge and freezer, built in extractor fan, oven, radiator, Rayburn secondary back up water and heating cooker, front aspect wooden door into:

PORCH

14'01 x 6'09 (4.29m x 2.06m)

Front and side aspect UPVC double glazed windows, side aspect patio door which gives access to front garden, power points, boiler.

From the entrance hallway, door giving access into:

BEDROOM FOUR/ STUDY

10'00 x 13'03 (3.05m x 4.04m)

Front aspect UPVC double glazed window, radiators, power points, feature stone steps from the old staircase, door giving access into:

ENSUITE

6'04 x 10'06 (1.93m x 3.20m)

Rear and side aspect UPVC double glazed frosted window, walk in shower with rainfall shower overhead and shower attachment, extractor fan, inset ceiling spotlights, close couple W.C., heated towel rail, sink with tap over, cupboard space with radiator inside.

LANDING

From the entrance hallway, stairs giving access to first floor landing.

Long strip landing which has two front aspect aspect UPVC double glazed windows, radiator, doors giving access into all rooms.

Door to airing cupboard housing the hot water cylinder immersion tank.

BEDROOM ONE

13'11 x 11'01 (4.24m x 3.38m)

Front and rear aspect UPVC double glazed windows, radiators, power points.

BEDROOM TWO

10'11 x 15'05 (3.33m x 4.70m)

Front aspect UPVC double glazed window, radiator, power points, large wardrobe space.

BEDROOM THREE

9'00 x 8'07 (2.74m x 2.62m)

Rear aspect UPVC double glazed window, radiator, power points.

BATHROOM

5'07 x 8'02 (1.70m x 2.49m)

Rear aspect UPVC double glazed window, close coupled W.C., panelled bath with shower attachment over, sink with tap over heated towel rail, extractor fan, loft access space.

OUTSIDE

The front of the property is accessed via a five bar gate into a tarmacked driveway with a stone workshop.

From the driveway there is a paved step area which leads to the front lawn which also has a stone workshop. The front garden has a feature well, is mostly laid to lawn and there are steps that lead down to front door.

The side garden is a large area which is mostly laid to lawn with a greenhouse and this is surrounded by fencing, hedging and walls.

The rear garden is made up of a shrubbed area and has a garden shed. This is surrounded by fencing and walls.

SERVICES

Mains Water, Electricity and Drainage, Gas Heating.

WATER RATES

Severn Trent.

LOCAL AUTHORITY

Council Tax Band:
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 on the High street to the roundabout, with taking the third exit on to Market Place turning right at the traffic lights onto Station Road and the first left onto Lords Hill. Then continue onto Coalway Road then onto Parkend Road, after a short distance just after Whitmeads take the right turning where you will come to a cross roads, take a right signposted Lydney. Follow this road until you reach the Industrial estate where the road snakes to the left and take the immediate left onto Pillowell Road where the property can be found halfway up the hill, on the left hand sign 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)