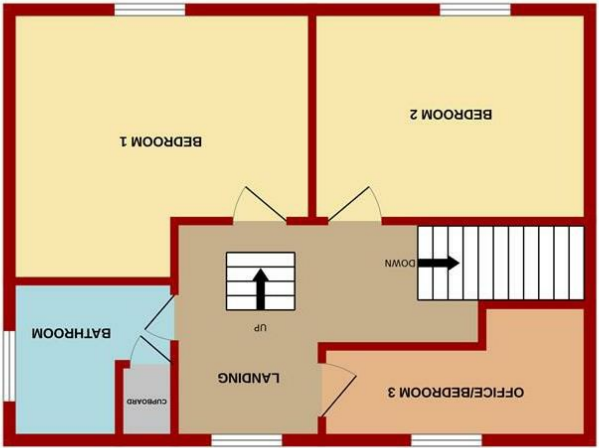


MISREPRESENTATION DISCLAIMER  
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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                       |        |
|----------------------------------------------------------|--------|----------------------------------------------------------------------|--------|
| Current                                                  | Future | Current                                                              | Future |
| New energy efficient - lower running costs<br>(92-100) A |        | Very low emissions - lower CO <sub>2</sub> emissions<br>(18-47) A    |        |
| New energy efficient - lower running costs<br>(81-91) B  |        | Low emissions - lower CO <sub>2</sub> emissions<br>(48-49) B         |        |
| New energy efficient - lower running costs<br>(69-80) C  |        | Medium emissions - lower CO <sub>2</sub> emissions<br>(50-59) C      |        |
| New energy efficient - lower running costs<br>(55-68) D  |        | Medium-high emissions - lower CO <sub>2</sub> emissions<br>(60-69) D |        |
| New energy efficient - lower running costs<br>(45-54) E  |        | High emissions - lower CO <sub>2</sub> emissions<br>(70-79) E        |        |
| New energy efficient - lower running costs<br>(35-44) F  |        | Very high emissions - lower CO <sub>2</sub> emissions<br>(80-89) F   |        |
| New energy efficient - lower running costs<br>(25-34) G  |        | Very high emissions - lower CO <sub>2</sub> emissions<br>(90-100) G  |        |



1ST FLOOR



GROUND FLOOR



Lamb Cottage The Cross  
, Clearwell GL16 8JU

£325,000

Located in the STUNNING and EVER-POPULAR VILLAGE of CLEARWELL, this TWO/THREE BEDROOM SEMI-DETACHED COTTAGE offers a WONDERFUL RENOVATION OPPORTUNITY for those looking to create a CHARACTERFUL HOME in a SOUGHT-AFTER LOCATION.

The property benefits from a GENEROUS GROUND FLOOR LAYOUT with SEPARATE LOUNGE and DINING ROOM, TWO DOUBLE BEDROOMS and a LARGE REAR GARDEN providing plenty of scope for extension or landscaping (subject to necessary planning consents).

Offered to the market with NO ONWARD CHAIN, this charming cottage presents an ideal opportunity for those seeking a PROJECT in a BEAUTIFUL VILLAGE SETTING.

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.



**PORCH**

3'06 x 3'09 (1.07m x 1.14m)

The property is accessed via a partly glazed UPVC door. Front and side aspect UPVC double glazed windows, traditional wooden door which gives access into:

**LOUNGE**

13'01 x 14'01 (3.99m x 4.29m)

Feature wood burner with original fireplace within, front aspect UPVC double glazed windows, feature ceiling beams, fuse board, electric wall heater, power points. Door giving access into:

**DINING ROOM**

9'09 x 13'00 (2.97m x 3.96m)

Front aspect UPVC double glazed windows, electric radiator, original fireplace, ceiling beams, power points.

**INNER HALLWAY**

Accessed via the lounge. Inner hallway comprises of stairs to first floor landing, electric radiator, opening giving accessed into boot room, large under stairs storage space. Door giving access into:

**KITCHEN**

7'08 x 10'04 (2.34m x 3.15m)

Rear and side aspect UPVC double glazed windows, range of wall, drawer and base mounted units, electric radiator, space for washing machine, space for fridge/ freezer, power points.

**BOOT ROOM**

12'02 x 7'11 (3.71m x 2.41m)

Accessed via an opening from the inner hallway. Rear and side aspect UPVC double glazed windows, rear aspect door which gives access out to the garden, electric radiator, space for washing machine, power points. Door giving access into:

**DOWNSTAIRS SHOWER ROOM**

5'00 x 7'09 (1.52m x 2.36m)

Rear aspect UPVC double glazed frosted window. Wet room space to include a walk in shower with electric shower above, electric radiator, wall mounted heater, extractor fan, sink with tap over.

**FIRST FLOOR LANDING**

Rear aspect UPVC double glazed window, a few steps from the landing give access up to Bedroom 1 & 2.

**BEDROOM ONE**

13'03 x 14'02 (4.04m x 4.32m)

Front aspect UPVC double glazed window, power points, electric radiator.

**BEDROOM TWO**

9'07 x 13'03 (2.92m x 4.04m)

Front aspect UPVC double glazed window, old feature fireplace (out of use), power points.

**OFFICE/BEDROOM 3**

4'05 x 12'06 (1.35m x 3.81m)

Rear aspect UPVC double glazed window.

**SHOWER ROOM**

10'03 x 8'06 (3.12m x 2.59m)

Side aspect UPVC double glazed window, close coupled WC, sink with tap over, electric radiator, enclosed walk in shower unit with electric shower over, cupboard housing the hot water cylinder, shaver point.

**OUTSIDE**

The property offers off-road parking for several vehicles, to the front there is a stone wall and double gates which lead to the rear garden space which comprises of laid to lawn areas, floral boarder, Clearwell's stream runs through the rear of the garden creating a stunning backdrop for the property, large shed space, greenhouse and a small pond.

**SERVICES**

Electric, Mains water & drainage.

**MOBILE PHONE COVERAGE/BROADBAND AVAILABILITY**

It is down to each individual purchaser to make their own enquiries. However, we have provided a useful link via Rightmove and Zoopla to assist you with the latest information. In Rightmove, this information can be found under the brochures section, see "Property and Area Information" link. In Zoopla, this information can be found via the Additional Links section, see "Property and Area Information" link.

**WATER RATES**

Severn Trent.

**AGENTS NOTE**

This property is within the Forest of Dean Conservation area.

**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 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 right at the cross statue. Carry on down this road and the property can be found on the right 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)

**AWAITING VENDOR APPROVAL**

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

