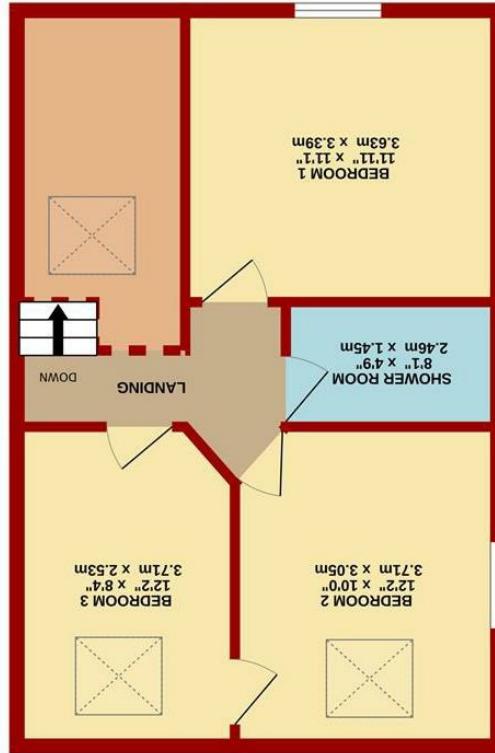
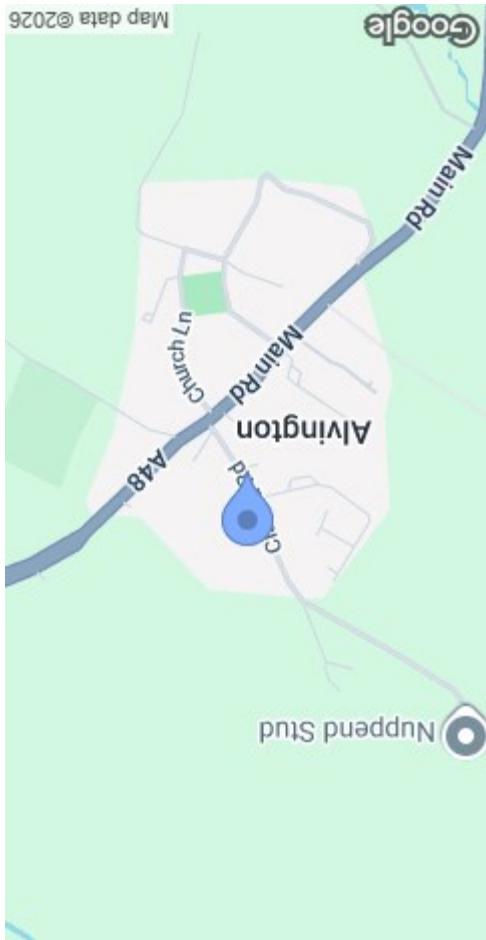
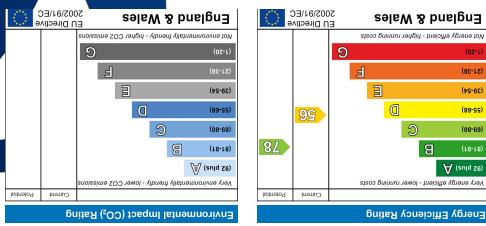
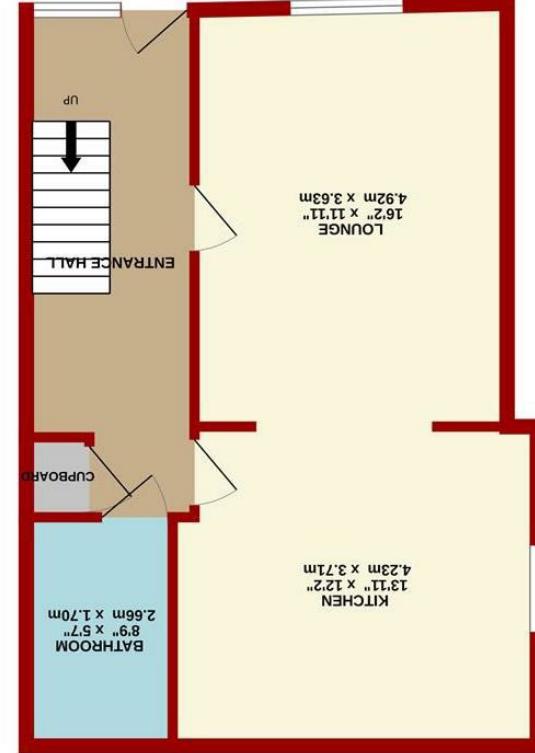


in working order. Any drawings, sketches or plans provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and cannot be inferred that any items shown are included in the sale. Please note that the preparation of these particulars do not constitute 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 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 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.

MISREPRESENTATION DISCLAIMER



Measuresments are approximate. Not to scale. Illustrative purposes only.
TOTAL FLOOR AREA: 1043 sq ft (96.9 sq m) approx.



£265,000

A BEAUTIFULLY PRESENTED THREE DOUBLE BEDROOM HOME combining CHARACTER STONE FEATURES WITH MODERN FINISHES, offering OFF-ROAD PARKING FOR TWO VEHICLES, VERSATILE LIVING ACCOMMODATION, and a QUIET VILLAGE LOCATION, available with NO ONWARD CHAIN.

Alvington is a village and civil parish which lies at the edge of the Forest of Dean in Gloucestershire, England, situated on the A48 road, six miles north-east of Chepstow in Wales. It has easy access to several radiating motorways and the Severn Bridge. The village includes a church, two pubs, a tea room and a petrol station.



ENTRANCE HALLWAY

19'04 x 6'05 (5.89m x 1.96m)

Accessed via a partially double-glazed uPVC door. Featuring wood-effect flooring, radiator, power points, understairs storage cupboard with hanging space, airing cupboard and stairs rising to the first-floor landing. Doors lead to the lounge, kitchen and bathroom.

LOUNGE

16'02 x 11'11 (4.93m x 3.36m)

A generous reception room with two radiators, power points, television point, coving and front-facing double-glazed uPVC window. Open access through to the kitchen/diner.

KITCHEN/ DINER

13'11 x 12'02 (4.24m x 3.71m)

A well-proportioned kitchen fitted with a range of base, wall and drawer-mounted units with rolled-edge worktops. One-and-a-half bowl stainless steel sink with mixer tap, integrated oven with four-ring electric hob and extractor fan, integrated fridge/freezer and space and plumbing for washing machine. Power and appliance points and rear access back to the hallway.

BATHROOM

8'09 x 5'07 (2.67m x 1.70m)

Fitted with a white suite comprising panelled bath, pedestal wash hand basin and low-level WC. Radiator and coving.

FIRST FLOOR LANDING

With Velux roof light and power point. Doors lead to all first-floor accommodation.

BEDROOM ONE

11'11 x 11'01 (3.63m x 3.38m)

A double bedroom featuring radiator, power points, television point and front-facing double-glazed uPVC window.

BEDROOM TWO

10'09 x 12'03 (3.28m x 3.73m)

Double bedroom with radiator, power points, television point, side-facing double-glazed uPVC window and Velux roof light. Door providing access to Bedroom Three as well as separate access from the landing.

BEDROOM THREE

12'04 x 9'00 (3.76m x 2.74m)

A further double bedroom with radiator, power points, access to loft space and Velux roof light.

SHOWER ROOM

8'01 x 4'09 (2.46m x 1.45m)

Comprising WC, pedestal wash hand basin with tiled splashback and shower enclosure with mains-fed shower and tiled surround. Radiator.

OUTSIDE

To the front of the property is a block-paved driveway providing off-road parking for two vehicles. Adjacent to this is an L-shaped lawned area offering potential for outdoor seating or further landscaping. The outdoor space versatile, with scope to reconfigure the parking and garden arrangement if desired. Side access leads to a gate opening onto the road to the rear.

SERVICES

Mains water, drainage and electricity connected. Oil-fired central heating.

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 - 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 the T junction in Lydney with Tesco being opposite, turn right and follow the road into Alvington. After passing the Globe Inn on the right hand side, take the next left in to Clanna Road and then the first left turn in to Malt House Close where the property can be found on your right hand side.

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.