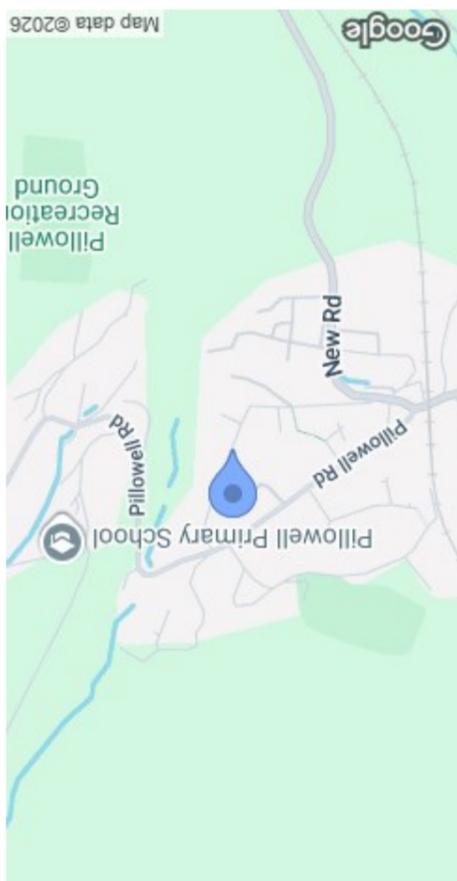




MISREPRESENTATION DISCLAIMER
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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																												
<table border="1"> <tr><td>A</td><td>39-47</td></tr> <tr><td>B</td><td>48-57</td></tr> <tr><td>C</td><td>58-67</td></tr> <tr><td>D</td><td>68-77</td></tr> <tr><td>E</td><td>78-87</td></tr> <tr><td>F</td><td>88-95</td></tr> <tr><td>G</td><td>96-100</td></tr> </table>	A	39-47	B	48-57	C	58-67	D	68-77	E	78-87	F	88-95	G	96-100	<table border="1"> <tr><td>A</td><td>1-10</td></tr> <tr><td>B</td><td>11-20</td></tr> <tr><td>C</td><td>21-30</td></tr> <tr><td>D</td><td>31-40</td></tr> <tr><td>E</td><td>41-50</td></tr> <tr><td>F</td><td>51-60</td></tr> <tr><td>G</td><td>61-70</td></tr> </table>	A	1-10	B	11-20	C	21-30	D	31-40	E	41-50	F	51-60	G	61-70
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Crantock Wesley Road
 Whitecroft, Lydney GL15 4RE

Auction Guide £300,000

This CHARMING TWO/THREE-BEDROOM DETACHED BUNGALOW features A SPACIOUS GARDEN spanning just over a QUARTER OF AN ACRE and GENEROUS LIVING AREAS, complete with a LOVELY KITCHEN and DINING SPACE. Its character is enhanced by BEAUTIFUL EXPOSED CEILING BEAMS and PANORAMIC VIEWS of the BREATH-TAKING COUNTRYSIDE. The property offers AMPLE OFF-ROAD PARKING for MULTIPLE VEHICLES, along with the opportunity to personalize and make it your own.

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 UPVC door into:

ENTRANCE HALLWAY

Comprises of loft access with ladder. The loft is fully boarded and comprises of two radiators and two Velux windows. Door giving access into:

UTILITY

6'00 x 5'06 (1.83m x 1.68m)

Front aspect double glazed UPVC frosted window, space for washing machine, space for tumble dryer, power points.

From the entrance hallway, door giving access into:

BEDROOM TWO

9'06 x 12'08 (2.90m x 3.86m)

Rear aspect double glazed UPVC window, power points, radiator, double doors which give access into snug/bedroom 3.

From the entrance hallway, door giving access into:

KITCHEN/DINER

13'05 x 18'01 (4.09m x 5.51m)

Two front and one side aspect double glazed UPVC windows, range of wall, drawer and base mounted units, stainless steel drainer unit with tap over, space for under counter fridge/ freezer, space for dish washer, exposed ceiling beams, radiator, rayburn oven. Door giving access into:

INNER HALLWAY

Comprises of electric radiator, additional central heating radiator, ladder space, further separate loft access space with ladder, rear aspect double glazed UPVC door which gives access out to garden. Door which gives access into:

SNUG/BEDROOM 3

12'04 x 12'04 (3.76m x 3.76m)

Rear aspect double glazed UPVC bay window, feature coal fireplace with stone surround, exposed ceiling beams, power points, double doors which give access to bedroom two.

From the inner hallway, door that gives access into:

BEDROOM ONE

9'08 x 12'04 (2.95m x 3.76m)

Rear aspect double glazed UPVC bay window, wardrobe space, power point, TV point.

From the inner hallway, door giving access into:

BATHROOM

6'06 x 13'00 (1.98m x 3.96m)

Walk in shower with electric triton shower over, rolled top bath with taps over, W.C. sink with tap over, radiator, front aspect double glazed UPVC frosted window and several vanity units along with a shaving point and extractor fan.

From the inner hallway, door giving access into:

OFFICE

7'10 x 9'09 (2.39m x 2.97m)

Front aspect double glazed UPVC window, radiator, power points, door giving access into:

LOUNGE

20'11 x 9'04 (6.38m x 2.84m)

Front and rear aspect double glazed UPVC window, rear aspect partly frosted door which gives access out to the garden, electric fireplace with feature surround, TV point.

OUTSIDE

This is a wheelchair accessible property to the front door. The front of the property is accessed via a five bar gate which gives access into the parking area which gives off road parking for several cars, garden shed, ramp which leads down to the front door along with steps, oil tank, side access which leads into the rear garden.

At the rear of the property, there is a raised decking area with stunning views out towards far reaching countryside, steps which gives access to a laid to lawn area, under storage unit, outside power, patio slab area which could be perfect for a pergola or just as an entertaining area, surrounded by floral boarder.

Pathway which leads down to the second part of the garden which is a laid to lawn area, several fruit trees, pond area, two greenhouses, large storage shed, stone chipping area which is a lovely peaceful seating area, all surrounded by floral boarders.

AGENTS NOTE

The Rayburn which provides heating in this property is out of use meaning there is no heating currently on in the property and the boiler will need to be replaced.

SERVICES

Mains Water, Mains Electricity, Mains Drainage, Oil.

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 Coleford, turn right at the traffic lights signposted Lydney/Chepstow. Proceed along turning left onto Lords Hill and continue going straight into Parkend Road. Follow this road for approximately two/three miles until reaching the village of Parkend. Just after the sign for 'Whitmead Park' on your right take the next right hand turning. Continue along passing the pub and turn right at the crossroads. Proceed along this road for approximately a mile and a half until eventually taking a sharp turn left onto 'Wesley Road' where 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)