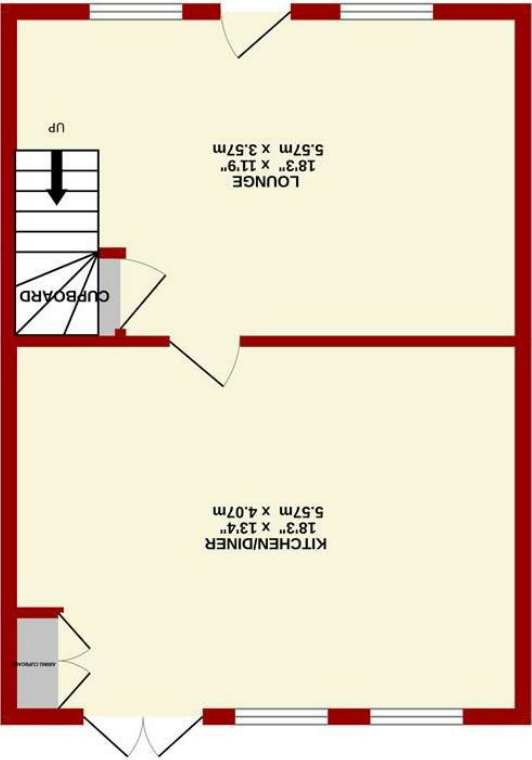
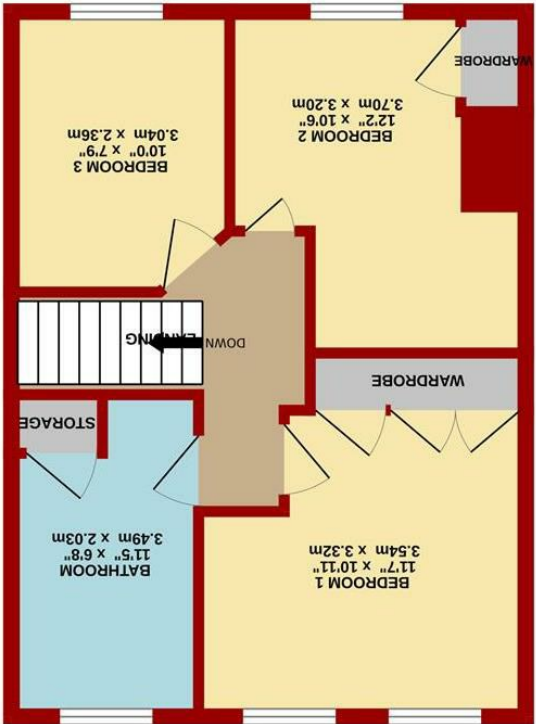
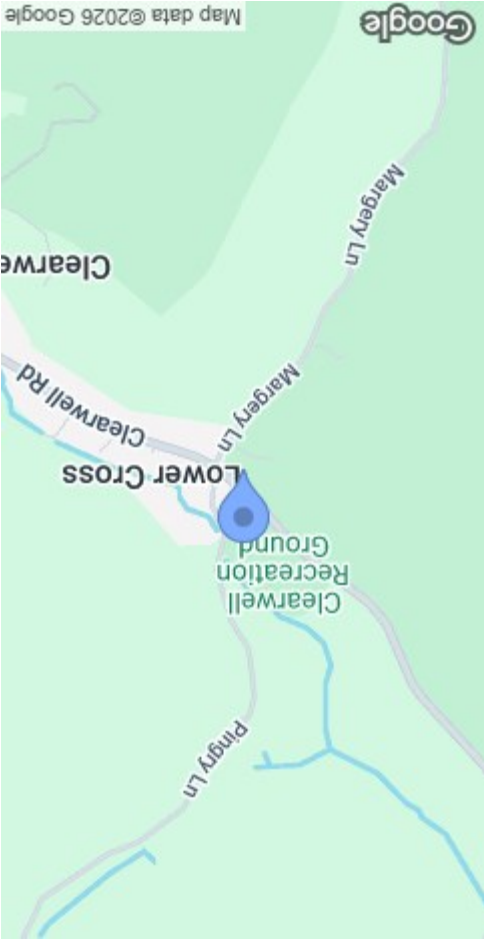


MISREPRESENTATION DISCLAIMER
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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	
Current	Target
Energy Efficiency Rating Legend	
Very energy efficient - low running costs	
A	92-100
B	81-91
C	69-80
D	55-68
E	39-54
F	23-38
G	1-22
Very energy inefficient - high running costs	
Energy Efficiency Rating Legend	
Very energy efficient - low running costs	
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G	1-22
Very energy inefficient - high running costs	



£330,000

A CHARMING THREE-BEDROOM CHARACTER COTTAGE, occupying a pleasant position within the sought after village of Clearwell and enjoying a BEAUTIFULLY ESTABLISHED REAR GARDEN. Retaining a wealth of character features, including exposed beams, feature fireplaces, and wooden flooring.

The delightful village of Clearwell is located approximately 2 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 2 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.



LOUNGE
18'03" x 11'09" (5.56m x 3.58m)
Entrance is via a hardwood front door into a particularly attractive reception room, centred around an impressive inglenook fireplace with stone hearth, timber mantle and inset multi-fuel stove. The room is enhanced by pine floorboards and exposed ceiling beams, together with a radiator, power points and television point. Two front-aspect double-glazed hardwood windows incorporate charming window seats, while an under-stairs storage cupboard provides useful additional storage. There is also a Gigaclear fibre broadband connection. A characterful stable door with stained-glass insert leads through to the kitchen/diner.

KITCHEN/DINER
18'09" x 13'04 (5.72m x 4.06m)
Fitted with a range of base, wall and drawer-mounted units beneath wooden worktops, incorporating a single-bowl, single-drainer ceramic sink unit with mixer tap. There is a brick-surround recess providing space for a range-style cooker with extractor fan over, together with space and plumbing for a washing machine and dishwasher and space for a fridge/freezer. The room features tiled flooring, radiator, power and appliance points, part-tiled walls and inset ceiling spotlights.

A further impressive fireplace provides a real focal point, with brick surround, stone hearth and inset log-burning multi-fuel stove. A stable door gives access to a useful airing cupboard housing the Worcester combination boiler. Two rear-aspect double-glazed UPVC windows overlook the garden, whilst double-glazed UPVC double doors open directly onto the rear garden.

FIRST FLOOR LANDING
Stairs rise from the lounge to the first-floor landing, with power points and access to two loft spaces. Doors lead to all three bedrooms and the bathroom.

BEDROOM ONE
11'08" x 10'11 (3.56m x 3.33m)
A well-proportioned double bedroom with radiator, power points, built-in wardrobes and two rear-aspect double-glazed UPVC windows overlooking the garden.

BEDROOM TWO
12'02" x 10'06" (3.71m x 3.20m)
Another generous bedroom with radiator, power points and useful built-in storage cupboard. There is also a recessed area beside the chimney breast with fitted shelving and additional power points, together with a front-aspect double-glazed hardwood window.

BEDROOM THREE
8'01" x 7'05 (2.46m x 2.26m)
A versatile third bedroom, currently benefiting from a radiator, power points and front-aspect double-glazed hardwood window with attractive window seat.

BATHROOM
10'09" x 7'02 (3.28m x 2.18m)
Fitted with a white suite comprising panelled bath, low-level WC and attractive wash hand basin with feature basin stand. There is also a separate shower cubicle with electric shower over, part-tiled walls, heated towel rail and useful storage cupboard.

OUTSIDE
The property enjoys a particularly attractive rear garden which has been thoughtfully arranged to provide a delightful private outdoor space. A paved patio adjoining the house provides an excellent area for outdoor seating and entertaining. There is also a useful timber outbuilding/storage area, which includes storage space for the bottled gas. The garden also benefits from gated side access.

SERVICES
Mains water, electricity and drainage.
LPG 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 confirmed.

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 Steve Gooch Coleford office at 1 High Street, proceed out of Coleford following the B4228 towards Clearwell. Continue into Clearwell and proceed through the village towards Lower Cross. At Lower Cross, turn into Pingry Lane, where 1 Temperance Cottages can be found.

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.