FREEHOLD

£375,000



1 & 2, HILL RISE, CHURCH SQUARE, BLAKENEY, GLOUCESTERSHIRE, GL15 4DR

- NO 1.
- ONE BEDROOM
- TWO RECEPTION ROOMS
- KITCHEN
- BATHROOM

- NO 2.
- THREE BEDROOMS
- TWO RECEEPTION ROOMS
- KITCHEN
- BATHROOM & W.C.

- CHARACTER FEATURES
- PICTURESQUE VILLAGE LOCATION
- GAS CENTRAL HEATING

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KJT RESIDENTIAL ARE DELIGHTED TO BRING TO THE MARKET, THIS LOVELY PROPERTY! SEMI-DETACHED COTTAGES WITH CHARM AND CHARACTER OFTEN APPEAL TO BUYERS LOOKING FOR SOMETHING UNIQUE AND FULL OF PERSONALITY. HAVING A PAIR THAT YOU CAN EITHER MERGE INTO ONE LARGER HOME OR LIVE IN ONE WHILE RENTING OUT THE OTHER CAN BE A GREAT WAY TO GENERATE INCOME OR ACCOMMODATE EXTENDED FAMILY.

The village of Blakeney benefits from a local Shop, Post Office, Doctors Surgery, Primary School, two Public Houses, hair salon, garden centre and woodland walks. Lydney town (approx. 3 miles away) offers a range of facilities including a variety of Shops, Banks, Building Societies and Supermarkets, as well as a Sports Centre, Golf course, Hospital, Doctors Surgeries, Train Station, Primary and Secondary Schools.

A wider range of facilities are also available throughout the Forest of Dean including an abundance of woodland and river walks. The Severn crossings and M4 towards London, Bristol and Cardiff are easily reached from this area along with the cities of Gloucester and Cheltenham for access onto the M5 and the Midlands.

Number 1:

Entrance door to -

Living Room: 13' 5" x 9' 10" (4.08m x 3m), Window to front, fitted seat, fireplace, radiator, cloak cupboard, internal window and door to -



Kitchen: 16' 1" x 6' 7" (4.9m x 2m) narrowing, Base level units, sink unit, radiator, window and door to rear, stairs off, internal window and door to -



Dining Room: 13' 1" x 11' 2" (4m x 3.4m), Fireplace, radiator, wainscot, window.

First floor stairs to -

Landing:

Bedroom One: 11' 6" x 10' 10" (3.5m x 3.3m), Radiator, window.

Cinderford Office, Briarwood Chambers, 15 High Street, Cinderford, Gloucestershire GL14 2SE
Email: cinderford@kjtresidential.co.uk
Associated offices also at Coleford, Lydney and Gloucester.

Bathroom: Tiling to walls, gas boiler providing central heating and domestic hot water, panelled bath with over-bath shower, W.C., pedestal wash hand basin, window.



Outside: Small garden to front with wrought iron railing, share garden to rear.

Number 2:

Front door to -

Hall: Stairs off.

Living Room: 13' 1" x 9' 6" (4m x 2.9m), Radiator, window to front, fireplace.



Dining Room: 12' 10" x 10' 2" (3.9m x 3.1m), Radiator, window to front, fireplace.

Kitchen: 14' 9" x 9' 2" (4.5m x 2.8m) x 7' 7" (2.3m x m), "L" shaped - fitted at wall and base level, sink unit, tiling to floor, tiled splash-back, window and door to rear, radiator.



First floor stairs to -

Landing:

Bedroom One: 13' 1" x 10' 10" (4m x 3.3m), Window to rear, radiator.

Bedroom Two: 12' 10" x 10' 2" (3.9m x 3.1m), Window to front, radiator.

Bedroom Three: 9' 10" x 6' 7" (3m x 2m), Window to front, radiator.



Bathroom: 9' 6" x 8' 10" (2.9m x 2.7m), W.C., pedestal wash hand basin, panelled bath, shower cubicle, tiling to walls and floor, radiator, window, boiler cupboard with gas boiler providing central heating and domestic hot water.

W.C., Two piece suite, window.

Outside: Garden to front with wrought iron railings, store, shared garden to rear.

Services: All main services connected to the property. The heating system and services where applicable have not been tested.

IMPORTANT INFORMATION: All measurements are approximate. We have not tested any fittings, appliances or services within this property and cannot verify them to be in working order or within the Vendor/s ownership. We have not verified the tenure of the property, the type of construction or the condition thereof. Intending Purchasers should make appropriate enquiries through their own solicitor and surveyor etc., prior to exchange of contracts.





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