Dean
ESTATE AGENTS

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New Road

Blakeney, GL15 4DE

£259,000

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A three bedroom semi-detached cottage offered for sale with no onward chain, presenting an excellent opportunity for those looking to modernize and create a wonderful family home. Occupying a generous plot, the property benefits from large front and rear gardens together with excellent potential to extend or create off-road parking, subject to the relevant planning permissions.

Downstairs, the property comprises a fitted kitchen, lounge with original feature coal fireplace and a ground floor bathroom together with a separate WC, offering a practical layout with scope for improvement and reconfiguration if desired.

Upstairs, there are three bedrooms, all enjoying a pleasant outlook over the front of the property, providing comfortable accommodation for families or those seeking additional home office space.

Outside, the property enjoys generous gardens to both the front and rear. The substantial front garden offers excellent potential for off-road parking, subject to the relevant planning permissions, whilst the private rear garden is predominantly laid to lawn and enclosed by hedging and fencing, creating a wonderful space to enjoy or further landscape.







The property is accessed via a UPVC double glazed frosted door into:

Kitchen:

Front aspect UPVC double glazed window, fitted with a range of wall, drawer and base mounted units, stainless steel sink with mixer tap over, space for cooker, space and plumbing for washing machine, space for freezer, power points and fuse board.

Lounge:

Front aspect UPVC double glazed window together with a front aspect UPVC double glazed frosted door providing access to the front of the property. Original feature coal fireplace with surround, power points, stairs leading to the first floor landing and door leading into:

Bathroom:

Front aspect UPVC double glazed frosted window, paneled bath with taps over, wash hand basin with tap over and understairs storage cupboard. Thumb latch door leading into:

W.C.

Side aspect UPVC double glazed window and close coupled WC.

First Floor Landing:

Power points and doors leading to all bedrooms.

Bedroom One:

Front aspect UPVC double glazed window and power points.

Bedroom Two:

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

Bedroom Three:

Front aspect UPVC double glazed window, cupboard housing the hot water cylinder and power points.

Outside:

To the front of the property is a generous garden, mainly laid to lawn with established flower borders and a pathway leading to the entrance. The front garden offers excellent potential to create off-road parking, subject to

the relevant permissions.

A pathway to the side of the property leads to the private rear garden, predominantly laid to lawn and enclosed by hedging and fencing, providing a wonderful outdoor space with further potential for landscaping.

Agents Note:

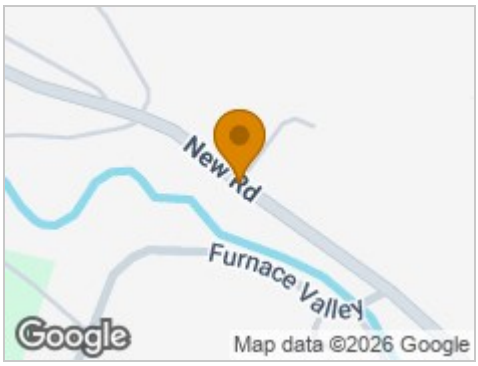
The property does not currently have a fixed central heating system installed and is presently heated via portable electric heaters.






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Energy Performance Certificates are supplied to us via a third party and we do not accept responsibility for the content within such reports.
PRC Certificates – Some ex-local authority properties have been repaired in recent years using the PRC Scheme wherein a certificate has been produced by a qualified property engineer. This certificate does not imply the suitability for a mortgage approval and you must satisfy yourself of the work carried out that may meet your lenders criteria.
As with leasehold property or new build development sites, you are likely to be responsible for a contribution to management charges and/or ground rent or a contribution to the development service charge. Please enquire at the time of viewing.
You may also incur fees for items such as leasehold packs and, in addition, you will also need to check the remaining length of any lease before you complete a mortgage application form.
Please ask a member of our team for any help required before committing to purchase a property and incurring expense.

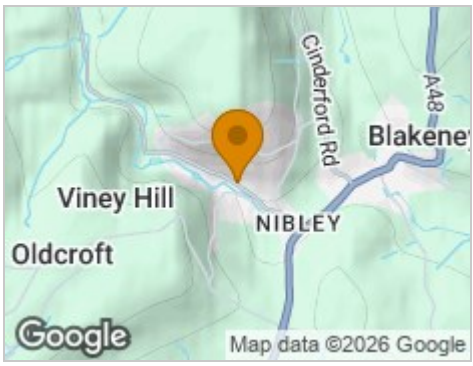
Road Map



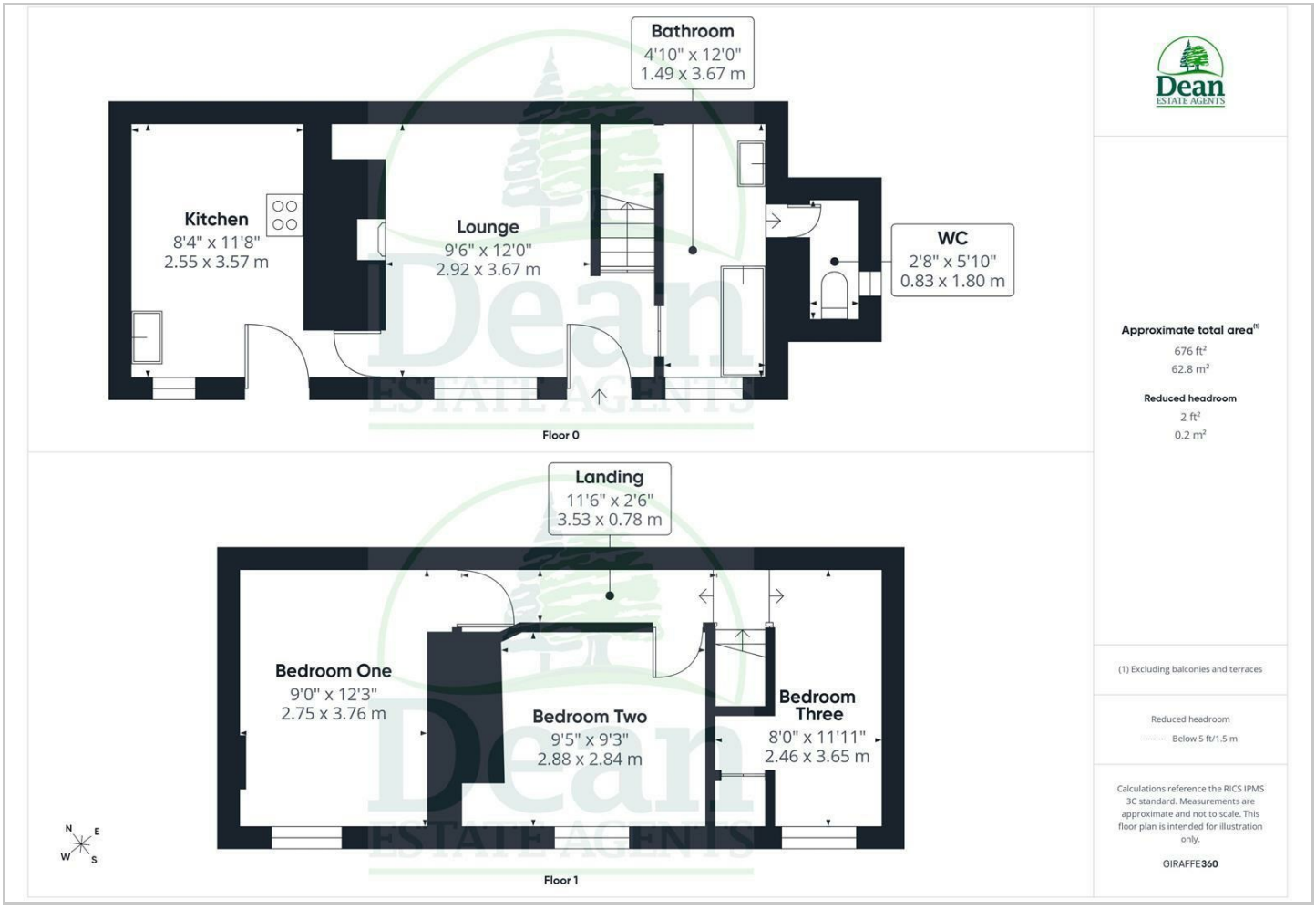
Hybrid Map



Terrain Map



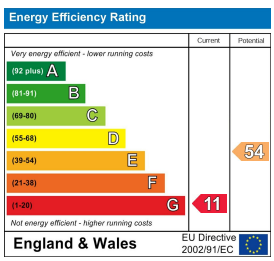
Floor Plan



Viewing

Please contact our Lydney Office
on 01594 368202 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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