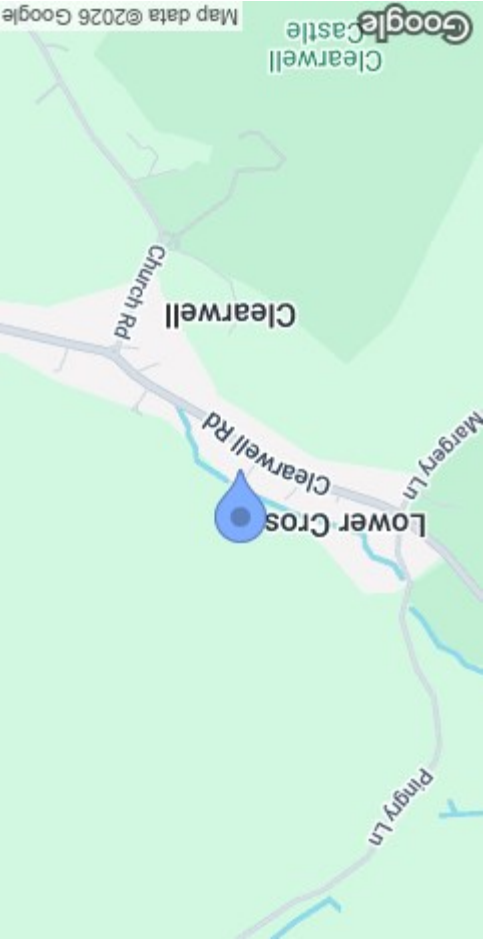


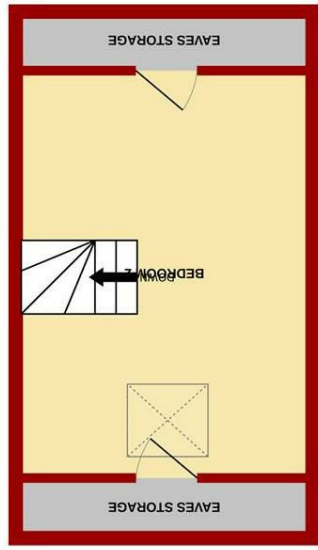


MISREPRESENTATION DISCLAIMER
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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.

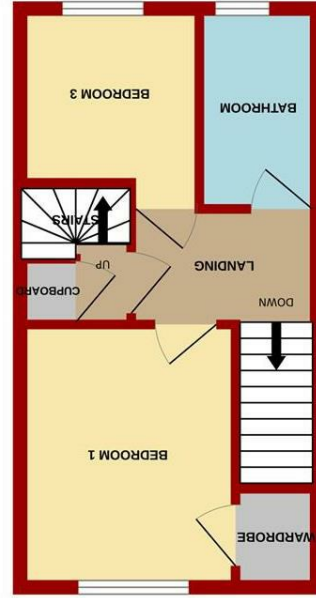
Energy Efficiency Rating	Environmental Impact (CO ₂) Rating
 A: 92-100 kWh/m ² (new energy cost) B: 81-91 kWh/m ² C: 69-80 kWh/m ² D: 55-68 kWh/m ² E: 41-54 kWh/m ² F: 29-40 kWh/m ² G: 13-28 kWh/m ² (old energy cost)	 A: 10-35 g/kWh B: 36-45 g/kWh C: 46-55 g/kWh D: 56-65 g/kWh E: 66-75 g/kWh F: 76-85 g/kWh G: 86-100 g/kWh



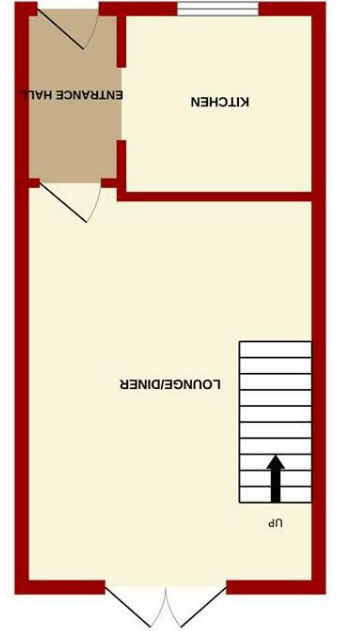
Measurements are approximate. Not to scale. Illustrative purposes only.
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2ND FLOOR



1ST FLOOR



GROUND FLOOR



1 Carpenters Cottages
 Clearwell, Coleford GL16 8JX

STEVE GOOCH
 ESTATE AGENTS | EST 1985

£219,950

This THREE-BEDROOM MID-TERRACE COTTAGE, arranged over THREE SPACIOUS FLOORS, features a SPACIOUS LOUNGE with french doors opening onto the LOW-MAINTENANCE REAR GARDEN with a decked seating area, a MODERN FITTED KITCHEN, and ALLOCATED OFF-ROAD PARKING, all set within a POPULAR VILLAGE LOCATION. Ideal for FIRST-TIME BUYERS or INVESTORS. All being sold with NO ONWARD CHAIN.

The delightful village of Clearwell is located three 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 1½ 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.



ENTRANCE HALLWAY

7'01 x 3'07 (2.16m x 1.09m)

Accessed via a part double glazed UPVC door, with radiator, power point and archway leading through to the kitchen.

KITCHEN

8'00 x 7'08 (2.44m x 2.34m)

Fitted with a range of base, wall and drawer mounted units with rolled edge wood effect worktops, one and a half bowl single drainer sink unit with stainless steel mixer tap, oil-fired central heating boiler, space for cooker, space and plumbing for washing machine, space for fridge freezer.

LOUNGE

12'01 x 16'05 (3.68m x 5.00m)

A good sized reception room with radiators, power points, television point and rear aspect UPVC double glazed French doors opening out onto the rear garden, with stairs leading to the first floor.

FIRST FLOOR LANDING

With power point and doors leading to bedrooms and bathroom.

BEDROOM ONE

11'08 x 8'08 (3.56m x 2.64m)

Rear aspect UPVC double glazed window overlooking the garden, radiator, power points and door into storage cupboard above the stairs.

BEDROOM THREE

8'03 x 6'10 (2.51m x 2.08m)

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

BATHROOM

8'02 x 4'10 (2.49m x 1.47m)

White suite comprising panelled bath with mains shower over, pedestal wash hand basin and WC, heated towel rail, inset ceiling spotlights and front aspect UPVC double glazed frosted window.

STAIRCASE

Stairs leading to the second floor with understairs storage cupboard.

BEDROOM TWO

13'04 x 12'00 (4.06m x 3.66m)

A spacious room with radiator, power points, built-in storage to the front and rear and Velux skylight window with fitted blind.

OUTSIDE

The rear garden enjoys a low maintenance design, with a raised timber decked seating area ideal for outdoor entertaining, leading onto a gravelled garden with stepping stones. The space is enclosed by fencing providing privacy, with a pleasant outlook towards mature trees and woodland beyond. There is also side access via a gate. The property benefits from allocated off road parking.

SERVICES

Mains Electricity, Water and Drainage. 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: B

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

On approaching the village of Clearwell, proceed through the high street until reaching the T junction by the memorial. Turn right and continue along for a short distance turning right into Carpenters Cottages where the property can be found on the left 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)

