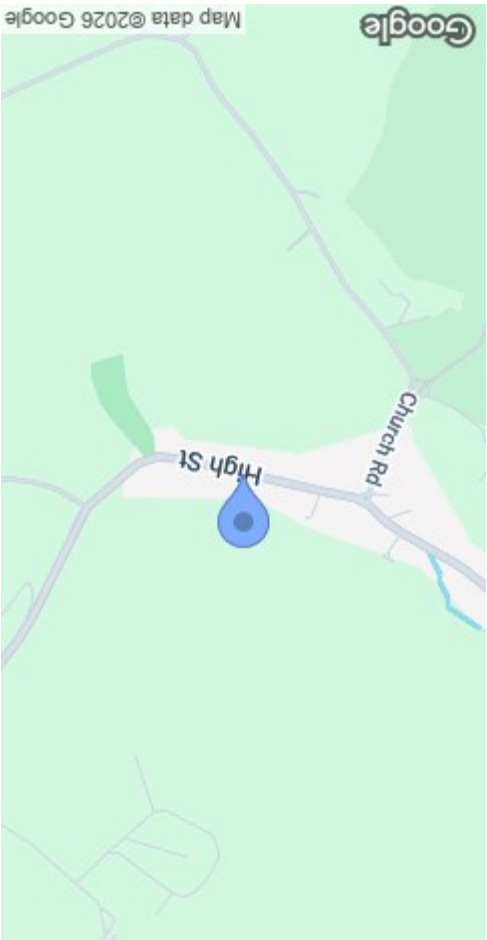


Country	Energy Efficiency Rating	Environmental Impact (CO ₂) Rating
EU Directive 2002/91/EC England & Wales Most energy efficient - lowest heating costs 100 kWh/m² per year 90 kWh/m² per year 80 kWh/m² per year 70 kWh/m² per year 60 kWh/m² per year 50 kWh/m² per year 40 kWh/m² per year 30 kWh/m² per year 20 kWh/m² per year 10 kWh/m² per year 0 kWh/m² per year Worst energy efficiency - highest heating costs Energy Efficiency Rating	EU Directive 2002/91/EC England & Wales Most energy efficient - lowest CO₂ emissions 100 kWh/m² per year 90 kWh/m² per year 80 kWh/m² per year 70 kWh/m² per year 60 kWh/m² per year 50 kWh/m² per year 40 kWh/m² per year 30 kWh/m² per year 20 kWh/m² per year 10 kWh/m² per year 0 kWh/m² per year Worst energy efficiency - highest CO₂ emissions Environmental Impact (CO₂) Rating	



£220,000

A ONE BEDROOM NON-STANDARD CONSTRUCTION BUNGALOW IN THE TRANQUIL VILLAGE OF CLEARWELL. THIS PROPERTY IS IDEAL FOR A HOLIDAY LET/INVESTMENT, OR FOR ONE LOOKING FOR A QUIET, DETACHED PROPERTY.

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.



Accessed via upvc double glazed door with obscured glass panel into:

LOUNGE
15'08 x 15'05 (4.78m x 4.70m)

Feature fireplace with inset multi fuel burner having stone hearth and brick surround, side and front aspect upvc double glazed windows, power points, radiators, space for table and chairs, TV point, wall lights, door into:

KITCHEN
12'08 x 7'01 (3.86m x 2.16m)

Range of fitted base, wall and drawer units, one and a half drainer sink unit with taps over, space for cooker, space for fridge and freezer, radiator, wall mounted gas boiler, rear aspect single glazed window, door into:

INNER LOBBY
Doors into:

CONSERVATORY
13'07 x 10'05 (4.14m x 3.18m)

Radiators, power points, tiled flooring, rear aspect upvc double glazed doors to garden.

BATHROOM
White suite comprising of bath, tiled splashbacks, vanity wash hand basin, WC, rear aspect upvc double glazed window, wall mounted heated towel rail, door into airing cupboard housing water tank and having storage.

BEDROOM
15'06 x 10'07 (4.72m x 3.23m)
Radiator, power points, side and front aspect upvc double glazed windows, access into loft space.

OUTSIDE
Generous plot with rear gardens being mostly laid to lawn with borders having shrubs, trees and bushes, three storage sheds, rockery and seating area, all enclosed by fencing and walling.

SERVICES
Mains electric, water and drainage.
LPG heating.

WATER RATES
Severn Trent - Rates to be confirmed

LOCAL AUTHORITY
Council Tax Band: A
Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.

TENURE
Freehold

VIEWING
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 Office proceed to the traffic lights and turn right signposted Lydney/Chepstow, proceed along continuing straight over the next set of traffic lights following the road for approximately 1 mile. Take the slip road right towards Clearwell and proceed into the village where the property can be found on the left hand side.

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.