# 1 Church Lane, Lydney, GL15 6BH
# Offers in the region of £150,000









Fairview, Alvington, GL15 6BH

An Exciting Opportunity to Create a Beautiful Village Home with Outstanding Potential

Nestled within the desirable village of Alvington, Fairview offers a rare opportunity for purchasers seeking a substantial refurbishment project with the chance to create a comfortable and characterful home in a sought-after rural location.

The property enjoys an enviable setting and presents excellent scope for modernsation and improvement throughout. With generous potential to reconfigure and enhance, Fairview is ideally suited to investors, developers, or owner-occupiers looking to add significant value while designing a home to meet their own requirements.

Internally, the accommodation requires extensive refurbishment, including the installation of a new bathroom and a comprehensive schedule of improvement works. These include significant damp-proofing measures, re-plastering and decoration throughout, replacement of ground floor concrete flooring, and a range of associated remedial works.

While substantial investment is required, the property's strong fundamentals, attractive village location, and future energy improvement potential combine to create a compelling opportunity. Once completed, Fairview has all the ingredients to become a delightful home offering modern comfort within a popular Gloucestershire village.

Rivers Meet
Cleeve Mill Lane, Newent
Gloucestershire GL18 1DS

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## Two Rivers Housing
TwoCan estate agents are advertising this property on behalf of Two Rivers Housing. Two Rivers Housing are the owners of Twocan

## Disclaimer
All measurements are approximate. We have not checked the serviceability of any appliances, fixtures or utilities (i.e. water, electricity, gas) which may be included in the sale. We cannot guarantee building regulations or planning permission has been approved and all prospective purchasers should satisfy themselves on these points prior to entering into a contract. Consumer Protection from Unfair Trading Regulations 2008. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

## Entrance Hall
Hallway leading to Bedroom, Kitchen/Diner & Living room

## Bedroom
11'2" x 8'5" (3.42 x 2.58)
Window to side and front elevation

## Living Room
13'5" x 11'1" (4.10 x 3.38)
2 windows to front elevation.

## Kitchen/Diner
16'2" x 11'6" (4.95 x 3.51)
2 windows to rear elevation.

2 Storage cupboards. Small hallway leading to bathroom and cupboard

## Wet Room
15'4" x 5'5" (4.68 x 1.67)
Window to rear elevation.

White basin, toilet and shower.




