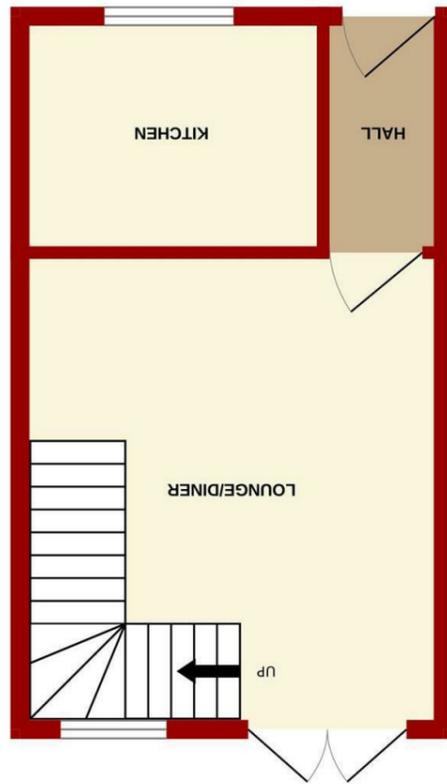
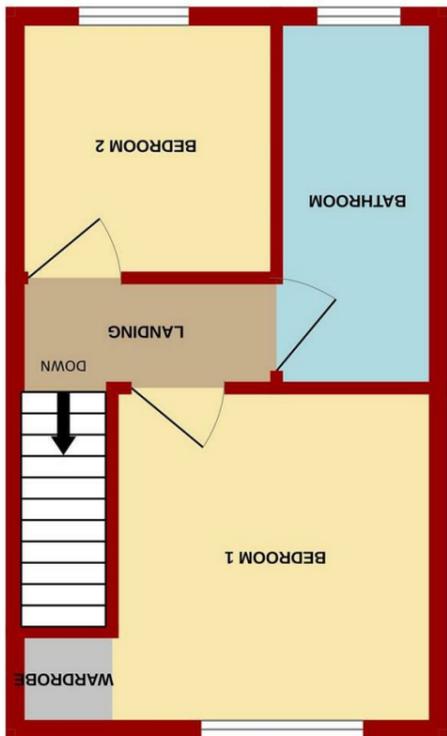
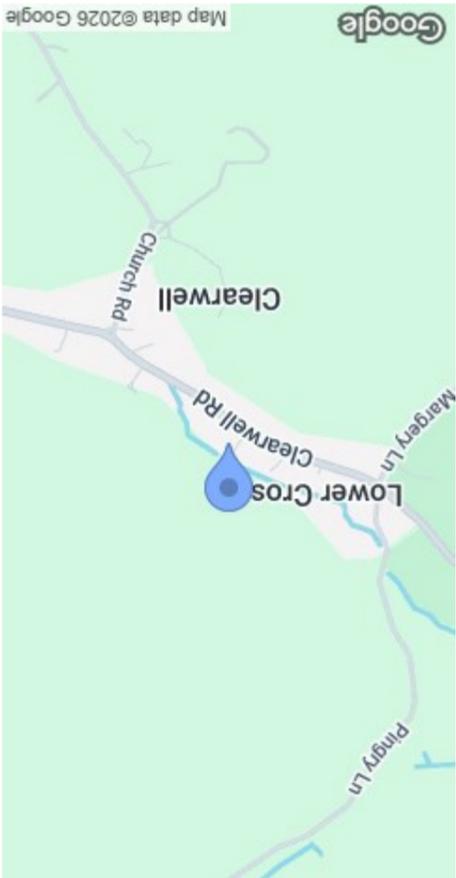




MISREPRESENTATION DISCLAIMER  
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be 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 <sub>2</sub> ) Rating
 A: 93-100 kWh/m <sup>2</sup> (low energy)   B: 81-92   C: 69-80   D: 55-68   E: 41-54   F: 21-40   G: 1-20 (high energy)	 A: 10-35 g/kWh   B: 36-45   C: 46-55   D: 56-65   E: 66-75   F: 76-85   G: 86-100



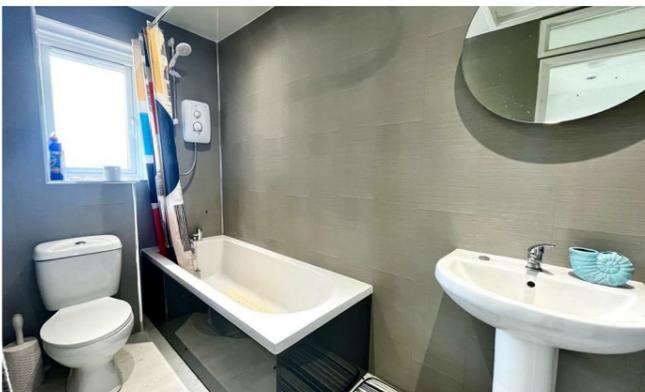
**12, Carpenters Cottages Lower Cross**  
 Clearwell, Coleford GL16 8JX

**£199,950**

WELL PRESENTED TWO BEDROOM MID TERRACE PROPERTY situated in the POPULAR VILLAGE of CLEARWELL having OFF ROAD PARKING for 2 CARS, ENCLOSED REAR GARDEN and 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, Bank, Supermarket, Cinema, Garage, Primary School and a Bus Service to Gloucester approximately 22 miles away.



#### ENTRANCE HALL

Accessed via a partly glazed upvc door, electric radiator, opening through to:

#### KITCHEN

8'9 x 6'11 (2.67m x 2.11m)

A range of base, drawer and wall mounted units, built in oven and four ring electric hob, extractor fan, space for washing machine, space for fridge/freezer, single bowl single drainer sink unit with mixer tap over, inset ceiling spotlights, front aspect upvc double glazed window.

#### LOUNGE

12'11 x 12'9 (3.94m x 3.89m)

Radiator, power points, electric radiator, internet point, inset ceiling spotlights, rear aspect upvc double glazed window, rear aspect upvc double glazed patio doors giving access to the garden, stairs to the first floor:

#### LANDING

Inset ceiling spotlights, power point, door to:

#### BEDROOM 1

9'10 x 9'7 (3.00m x 2.92m)

Electric radiator, power points, overstairs storage space, inset ceiling spotlights, rear aspect upvc double glazed window.

#### BEDROOM 2

7'8 x 6'11 (2.34m x 2.11m)

Electric radiator, power points, front aspect upvc double glazed window.

#### BATHROOM

10'1 x 4'8 (3.07m x 1.42m)

Panelled bath with electric shower over, heated towel rail, sink with tap over, inset ceiling spotlights, access to loft space, built in light up mirror, front aspect upvc double glazed frosted window.

#### OUTSIDE

To the front of the property is off road parking for 2 cars. The rear garden is low maintenance with stone chippings, gate to the rear, surrounded by fencing.

#### SERVICES

Mains water, electricity and drainage.

#### WATER RATES

Severn Trent - to be confirmed.

#### 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)

#### AWAITING VENDOR APPROVAL

These details are yet to be approved by the vendor. Please contact the office for verified details.

