Dean
ESTATE AGENTS

Tel: 01594 368202
Email: lydney@deanestateagents.co.uk

All Saints Road

Blakeney, GL15 4DU

Offers In The Region Of £205,000 3 1 1 E

NO ONWARD CHAIN!!! ***VIRTUAL TOUR AVAILABLE*** Dean Estate Agents are proud to offer to the market this sizeable three bedroom semi-detached property situated in the sought after village of Blakeney. This property does require modernisation throughout but would make the perfect family home with the large front and rear gardens with outstanding uninterrupted views of the surrounding fields and village.

The property is located in the village of Blakeney which offers a local shop, Doctors Surgery and many local walks with the nearby Cannop Ponds a short drive. Blakeney is also located near to the town of Lydney and centre to the town of Chepstow and the city of Gloucester.

Approached via pathway to double glazed front door into:

Entrance Hallway:
6'2 x 8'1 (1.88m x 2.46m)
Space for storage, lighting, electrical switchboard and stairs to first floor:

Lounge/Diner:
10'10 x 23'3 (3.30m x 7.09m)
Large family living space with double glazed windows to the front and rear aspect with views to the surrounding fields and electric storage heaters.

Kitchen:
8'5 x 11'7 (2.57m x 3.53m)
Range of base and eye level units, space for washing machine and oven with fitted oven hood, sink with drainer and double glazed window to the rear.

Downstairs W/C:
5'2 x 2'7 (1.57m x 0.79m)
W/C, fitted sink unit and window to side aspect.

First Floor Landing:
3'9 x 9'1 (1.14m x 2.77m)
Double glazed window to side aspect, loft hatch and airing cupboard housing hot water tank.

Bedroom One:
8'5 x 12'3 (2.57m x 3.73m)
Spacious double bedroom with electric storage heater, TV point and double glazed window to front aspect.

Bedroom Two:
11'1 x 10'8 (3.38m x 3.25m)
Sizeable second bedroom with electric storage heater and double glazed window to rear aspect.

Bedroom Three:
6'10 x 7'11 (2.08m x 2.41m)
Double glazed window to front aspect and electric storage heater.

Shower Room:
7'4 x 5'5 (2.24m x 1.65m)
Walk in shower unit, wash hand basin, W/C and frosted double glazed window to rear aspect.

Garden:
This property offers sizable front and rear gardens. the front of the property has a large laid to lawn area and sloped pathway leading to the front door. To the side is a wide pathway leading to the side door to the kitchen and an outdoor tap. The rear garden offers incredible views over the surrounding fields, a laid to lawn and gravelled area.

Consumer Notes: Dean Estate Agents Ltd have prepared the information within this website/brochure with care and co-operation from the seller. It is intended to be indicative rather than definitive, without a guarantee of accuracy. Before you act upon any information provided, we request that you satisfy yourself about the completeness, accuracy, reliability, suitability or availability with respect to the website or the information, products, services, or related graphics contained on the website for any purpose.
These details do not constitute any part of any Offer, Contract or Tenancy Agreement.
Photographs used for advertising purposes may not necessarily be the most recent photographs, although every effort is made to update photographs at the earliest opportunity. Any reliance you place on such information is therefore strictly at your own risk. All photographic images are under the ownership of Dean Estate Agents Ltd and therefore Dean Estate Agents retain the copyright. You must obtain permission from the owner of the images to reproduce them.
Tenanted Property – we are not always able to show the most recent condition of a property due to tenants' privacy and we may choose to show the photographs of the property when it was last vacant to at least allow clients some idea of the internal condition. Therefore, we would of course, urge you to view before making any decisions to purchase or rent the property and before any costs.
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

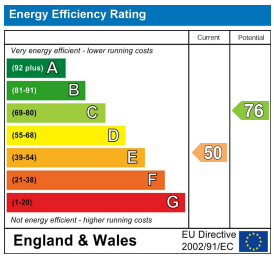
Terrain Map

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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

5 Bridge House, Newerne Street, Lydney, Gloucestershire, GL15 5RF
Tel: 01594 368202 Email: lydney@deanestateagents.co.uk

The Property Ombudsman