



Bottom Cottage, Common Grove

English Bicknor, Coleford, GL16 7PE

Asking Price £235,000



OFFERED WITH NO ONWARD CHAIN! This detached house offers an incredible opportunity for those with a vision. The property boasts an amazing potential waiting to be unlocked, set in a beautiful country setting that is sure to captivate any nature lover. While renovation is required, this blank canvas allows you to create the home of your dreams without the constraints of someone else's design choices. Don't miss out on the chance to transform this house into your ideal countryside retreat. NO ONWARD CHAIN!!



The property currently comprises of one bedroom, reception room and kitchen. The property is situated within a large plot with lots of potential ready to be unlocked. The property requires extensive renovation throughout which can be seen in the photographs and virtual tour. The property hasn't been on the market for over 45 years. Don't miss out on this rare opportunity to purchase this property.

We are aware of Japanese Knotweed located on the plot.

Cash Buyers Only

Lounge:
13'5" x 9'7" (4.01m x 2.94m)

Dining Room:
7'5" x 16'10" (2.28m x 5.15m)

Kitchen/Dining Room:
20'2" x 10'10" (6.16m x 3.31m)

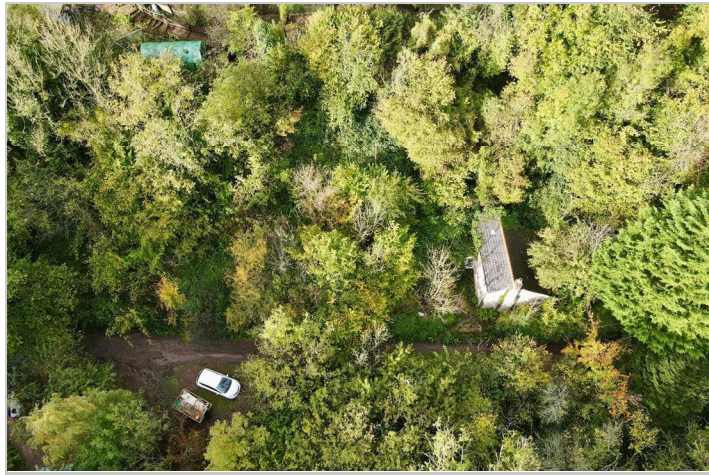
Entrance Hallway:
6'4" x 2'11" (1.94m x 0.90m)

First Floor Landing:
6'5" x 2'6" (1.98m x 0.77m)

Bedroom One:
17'1" x 11'1" (5.23m x 3.40m)

Bedroom Two:
13'1" x 9'9" (4.01m x 2.99m)

Bathroom:
7'6" x 6'11" (2.30m x 2.13m)



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.

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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



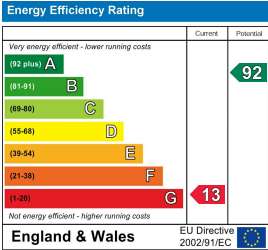
Floor Plan



Viewing

Please contact our Coleford Office on 01594 835751 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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