

£199,950

A beautifully presented TWO-BEDROOM COTTAGE, set in the sought-after village of CLEARWELL. This charming home offers SPACIOUS ACCOMMODATION, MODERN COMFORTS, and delightful COUNTRYSIDE VIEWS to both the FRONT and REAR, all being offered with 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, Supermarket, Cinema, Garage, Primary School and a Bus Service to Gloucester approximately 22 miles away.



ENTRANCE HALLWAY

Accessed via a part-glazed wooden door, the hallway provides hanging space, a power point, telephone point, and stairs to the first floor. An opening leads directly into the kitchen.

KITCHEN

9'10 x 8'08 (3.00m x 2.64m)

Fitted with a range of base, wall and drawer units, rolled-edge worktops, and a stainless steel single bowl and drainer sink with mixer tap. Integrated appliances include a double oven, four-ring Zanussi electric hob with cooker hood, fridge, and freezer. There is space and plumbing for a washing machine. The kitchen is completed with part-tiled walls, a front aspect double-glazed wooden window, and a night storage heater.

LOUNGE

15'08 x 12'01 (4.78m x 3.68m)

A generous reception room with rear aspect UPVC double-glazed window and door opening to the garden. Features include power points, television point, night storage heater, and an under-stairs storage cupboard.

FIRST FLOOR LANDING

Providing access to the loft space, airing cupboard housing the hot water tank, and doors to both bedrooms.

BEDROOM ONE

12'01 x 9'10 (3.68m x 3.00m)

A spacious double with electric panel heater, power points, and a rear aspect double-glazed wooden window with beautiful countryside views.

BEDROOM TWO

8'11 x 8'01 (2.72m x 2.46m)

With an electric panel heater, power points, a built-in double-depth wardrobe, and a front aspect double-glazed wooden window offering an attractive outlook towards the village and church.

BATHROOM

7'04 x 5'06 (2.24m x 1.68m)

A modern, well-presented bathroom comprising a panelled bath with an electric Mira wall-mounted shower unit and tiled surround, low-level WC, and vanity unit with inset wash hand basin and storage beneath. The room is finished with attractive part-tiled walls and inset ceiling spotlights.

OUTSIDE

The front garden has a gated entrance and is attractively landscaped with mature shrubs and bushes, enclosed by fencing and a stone wall. Additional features include an outside tap and a bin store which also has a power point.

To the rear, the property benefits from allocated off-road parking for two vehicles, with gated access into the garden. The enclosed rear garden is mainly laid to lawn, with patio seating area and a path leading up the boundary.

SERVICES

Mains Water, Electric, Drainage. Night Storage Heating.

MOBILE PHONE COVERAGE/BROADBAND AVAILABILITY

It is down to each individual purchaser to make their own enquiries. However, we have provided a useful link via Rightmove and Zoopla to assist you with the latest information. In Rightmove, this information can be found under the brochures section, see "Property and Area Information" link. In Zoopla, this information can be found via the Additional Links section, see "Property and Area Information" link.

WATER RATES

Severn Trent - rates to be advised.

LOCAL AUTHORITY

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

TENURE

Freehold.

AGENTS NOTE

Each property contributes £100 per annum towards the upkeep of the car park. On completion, the purchaser will be required to become a shareholder in the Miles Cottages Management Company.

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

From Coleford town centre, turn right at the traffic lights. Continue along the road and go straight on at the next set of traffic lights. Take the slip road right signposted Clearwell. At the junction next to the monument, turn right onto Clearwell Road and the property can be found on the right 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.

