HILLS
PROPERTY CONSULTANTS

The Smithy, Blakeney
£190,000

2 bedroom terraced house for sale | Freehold **SSTC**

At first glance

- 2 bedrooms
- Close to local amenities
- Close to travel networks
- Enclosed garden to rear
- Off-road parking
- Perfect for first time buyers
- Village location

In detail

A well-maintained two bedroom terraced property offering off-road parking and enclosed garden to rear, situated in an ideal location in the village of Blakeney.

This property is perfect for those looking to buy their first home or those looking to downsize. It is also great for those who commute to work due to its position and being within close proximity to further travel networks.

Internally, the property comprises; entrance hall, kitchen, lounge, two bedrooms and bathroom. Externally, there is off-road parking to the side of the property and an enclosed garden to rear which is laid to both gravel and patio, offering a low-maintenance space to sit and relax outside.

The village of Blakeney benefits from a local Shop, Post Office, Doctors Surgery, Primary school, two Public Houses, hair salon, garden centre and woodland walks. Lydney town (approx. 3 miles away) offers a range of facilities including a variety of Shops, Banks, Building Societies and Supermarkets, as well as a Sports Centre, Golf course, Hospital, Doctors Surgeries, Train Station, Primary and Secondary Schools.

A wider range of facilities are also available throughout the Forest of Dean including an abundance of woodland and river walks. The Severn crossings and M4 towards London, Bristol and Cardiff are easily reached from this area along with the cities of Gloucester and Cheltenham for access onto the M5 and the Midlands.

Council Tax Band: B (Forest of Dean District Council)
Tenure: Freehold
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains

Entrance hall
Access through to lounge and kitchen.

Kitchen
Fitted units at eye and base level with worktop space, integrated electric oven and hob, extractor fan, space and plumbing for washing machine, sink unit with drainer, space for undercounter fridge, window to front aspect, LVT wood effect flooring.

Lounge
French doors providing access to rear garden, LVT wood effect flooring, stairs leading up to first floor.

FIRST FLOOR:

Landing
Access to loft space, access through to bedrooms and bathroom.

Bedroom 1
Window to rear aspect, carpeted flooring, built-in wardrobe.

Bedroom 2
Window to front aspect, built-in wardrobes.

Bathroom
Bath with electric shower, WC, wash hand basin, tiled walls, tiled flooring, skylight.

Outside
To the front of the property, there is a gravelled area and path leading up to the property. There is off-road parking available for several vehicles to the side.
The rear gardens are laid to patio and gravel and offer an enclosed space to sit outside and relax. There is a large shed for outdoor storage.

Services
Mains water, electric and drainage connected.
** The services and heating system, where applicable, have not been tested. **

Viewings
By prior appointment with Hills.

Rates
Council Tax Band: B

Please refer to https://www.counciltax.info/council/forest_of_dean for prices in the Forest of Dean and https://www.gov.uk/council-tax-bands for the Tax Band.

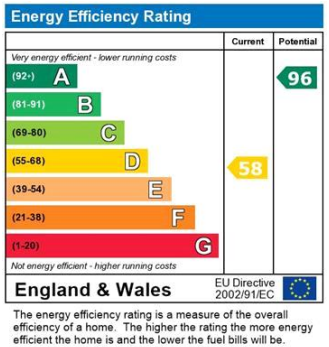
Water Rates
Severn Trent - to be advised.

Money Laundering Regulations

To comply with MLR, all prospective purchasers will be asked to produce ID documentation at the time of making an offer. We kindly ask for your cooperation during this.

Town and Country Commercial

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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Hills Property Consultants
U1 Central House, Dean Road, Newnham, Gloucestershire GL14 1AB
Tel: 01594801261 Email: property@hillspc.co.uk Website: www.hillspc.co.uk