



At first glance

- 2 bedrooms
- Close to local amenities
- Off-road parking
- Outdoor storage
- Secure, enclosed garden to rear
- Village location

In detail

A well-loved and tastefully decorated two bedroom semi-detached property offering off-road parking, enclosed garden to rear and outdoor storage space, situated in a convenient location within walking distance to Blakeney's amenities.

This property offers well-presented accommodation and internally comprises; entrance hall, kitchen, lounge, two bedrooms and bathroom. Externally, there is parking space for multiple vehicles and an enclosed garden which is low-maintenance and perfect for outdoor entertainment. There is a large outdoor shed offering great storage space.

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 kitchen and lounge.

Kitchen

Fitted units at eye and base level with worktop space, space for cooker and washing machine/dryer, sink unit with drainer, space for freestanding fridge freezer, tiled splash backs, window to front aspect, wood-effect flooring.

Lounge

Wood-effect flooring, radiator, feature fireplace with space for electric fire, stairs leading up to first floor, French doors leading out to rear garden.

FIRST FLOOR:

Landing

Access to both bedrooms and bathroom.

Bedroom 1

Carpeted flooring, storage cupboard, window to rear aspect, radiator.

Bedroom 2

Carpeted flooring, storage cupboard, airing cupboard, window to front aspect, radiator.

Bathroom

Bath with shower, WC, wash hand basin with vanity unit underneath, tiled walls and flooring, velux window, heated towel rail.

Outside

To the side of the property, there is off-road parking available. There is a side gate into the rear garden, which is laid to patio and artificial lawn offering a low-maintenance space outside. There is an outdoor storage shed with power and lighting.

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.





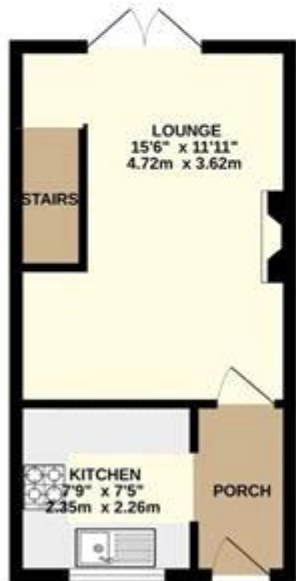
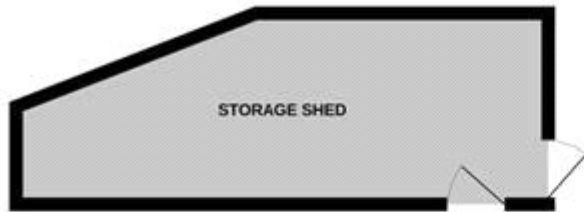
Town and Country



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.

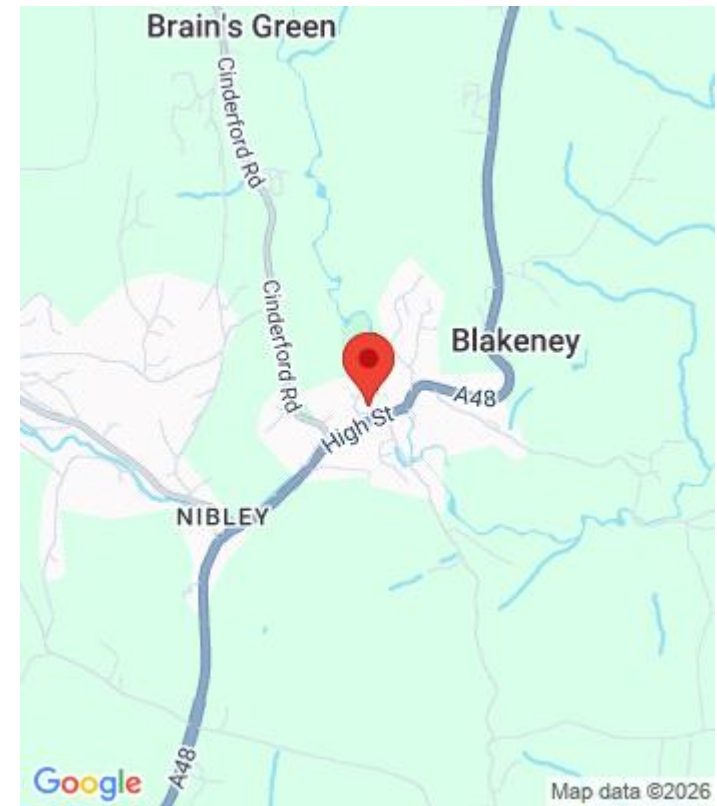
GROUND FLOOR
438 sq ft. (40.7 sq.m.) approx.



1ST FLOOR
272 sq ft. (25.3 sq.m.) approx.



TOTAL FLOOR AREA: 711 sq ft. (66.0 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the Reception contained here, measurements of rooms, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with floorplan 11/2024



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		81
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.