



At first glance

- 3 Bedrooms
- Close to village amenities
- Countryside views
- Large gardens
- No Onward Chain
- Village location

In detail

A three bedroom semi-detached property offering enclosed garden to rear and fantastic countryside views, with the opportunity to modernise throughout and personalise to suit one's individual wants and needs. Offered with NO onward chain.

This property offers comfortable living accommodation comprising; entrance hall, kitchen, lounge/diner, three bedrooms and bathroom.

Externally, there is a lawned garden to front and the rear garden is laid to patio and gravel, and offers wonderful countryside views. There is an outbuilding for outdoor storage.

Situated in the quaint village of Blakeney, Gloucestershire, which has its own; convenience store, post office, doctor's surgery, social club, public houses, fish and chip shop, primary schools and church, It is close to main bus routes and Lydney/Gloucester train stations which can be reached from the A48. A48 also leads into Chepstow, Newport and gives direct access to M4 towards Bristol and the M5 towards Gloucester, Cheltenham and The Midlands. School bus services offer access to all senior schools and colleges.

Council Tax Band: B

Tenure: Freehold

Parking options: On Street

Garden details: Private Garden

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains



**Entrance hall**

Carpeted flooring, understairs storage cupboard, stairs leading up to first floor.

Lounge/diner

Carpeted flooring, window to rear aspect.

Kitchen

Fitted units at eye and base level with worktop space, space and plumbing for washing machine, space for cooker with extractor hood above, sink unit with drainer, window to rear aspect, tiled splash backs and flooring, door to outside.

FIRST FLOOR:**Bedroom 1****Bedroom 2****Bedroom 3****Bathroom**

WC, wash hand basin, bath, window, fully tiled.

Outside

There is a pathway leading to the property, with lawned area to the side with a variety of shrubs of plants. There is gated access to the rear garden which is laid to patio and gravel, and offers wonderful views over surrounding countryside.

There is an outbuilding providing 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.

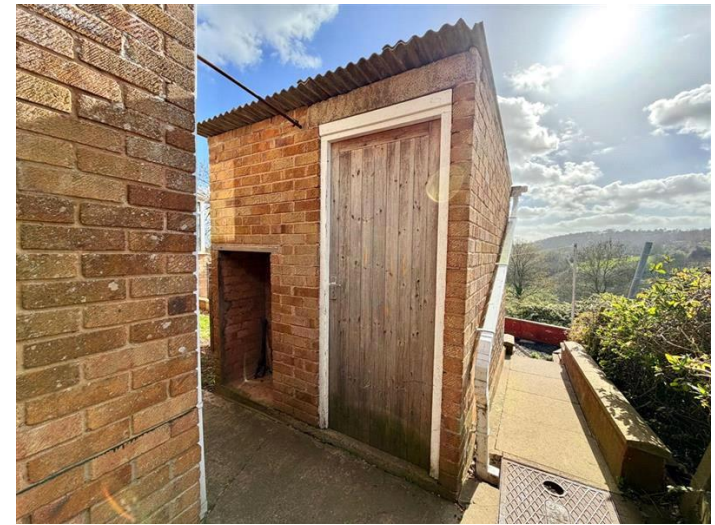
Water Rates

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.



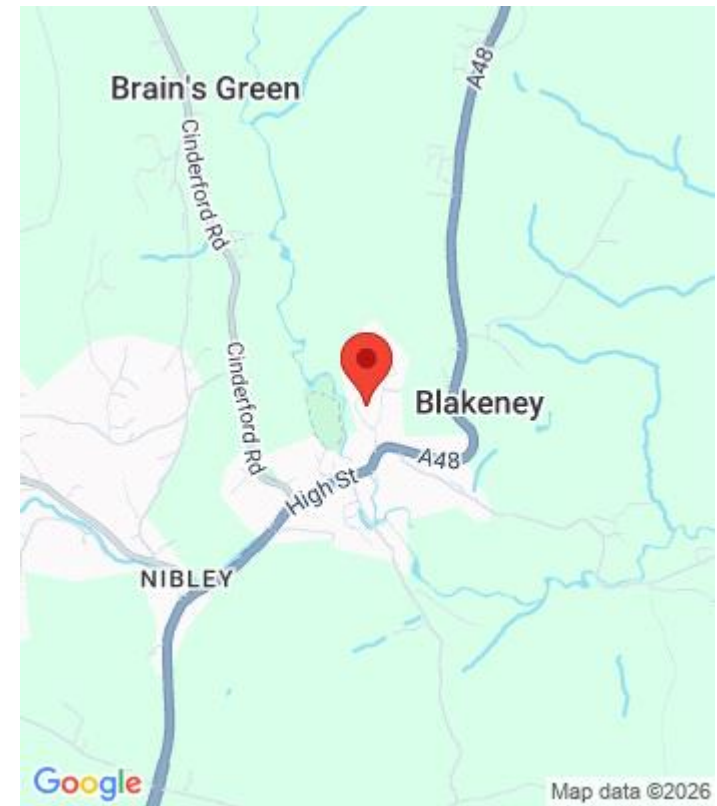



Town and Country



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/fitings 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D		
(39-54)	E	45	
(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.