



# CLEARWELL

Guide price **£260,000**



**A** ARCHER & CO

[www.archerandco.com](http://www.archerandco.com)

To book a viewing call 01989 768484



# 2 CHAPEL COTTAGES

High Street, Coleford, Gloucestershire GL16 8JS



Ideal first for a first time buyer  
Open plan kitchen/diner  
Front & rear garden

Situated in the picturesque historic village of Clearwell this three bedroom mid terraced property has so much to give, for either a first time buyer, someone looking for the perfect family home or even an investor.

The historic village of Clearwell is a stunning location known for its stone built buildings, nestled between the Forest of Dean and the Wye Valley, an Area of Outstanding Natural Beauty. The perfect spot for the outdoor enthusiast with a myriad of opportunities to be enjoyed. The village of Clearwell benefits from several of the best pubs and restaurants, boutique hotel and a primary school.

Monmouth is just 5 miles away with a variety of shops including Waitrose and further schooling, with further shops and Co-op located in Coleford.



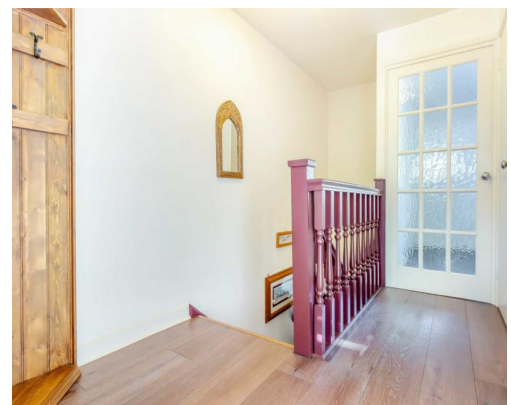
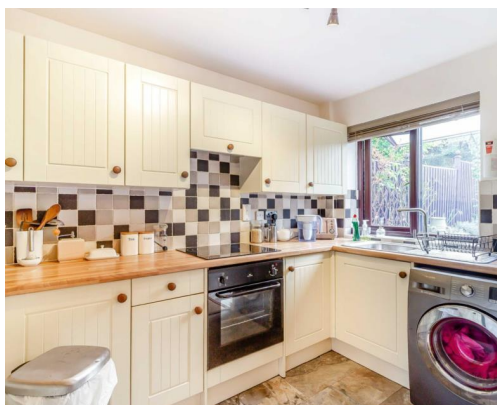


Guide price  
£260,000



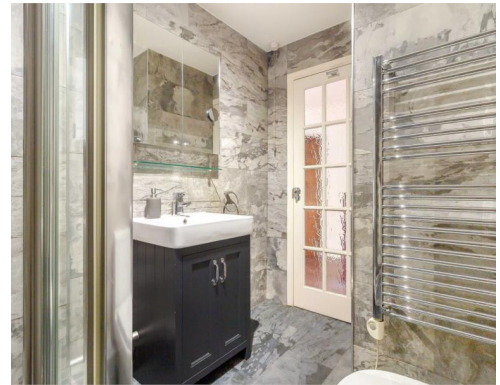
### KEY FEATURES

- Three bedroom mid-terraced home
- Newly installed shower room
- Engineered Oak wood flooringoustic flooring
- Great village location
- Beautiful rear garden
- Off road parking





# STEP INSIDE

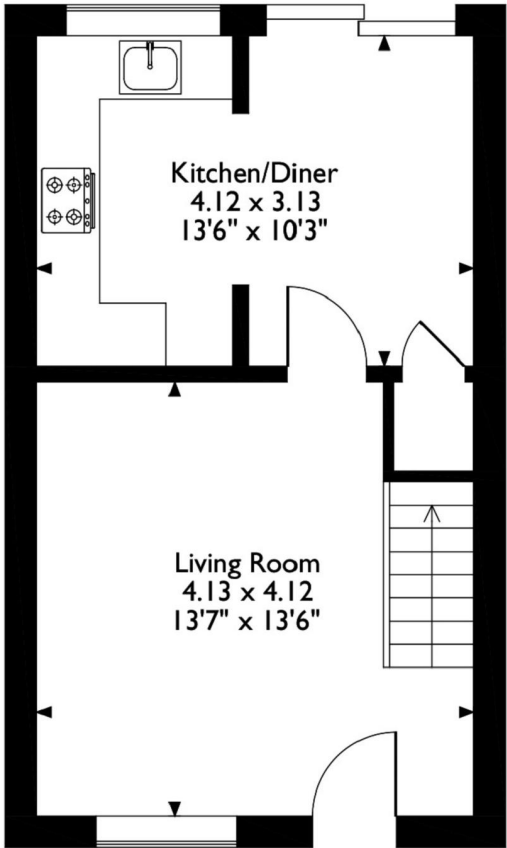


Entering the property you are welcomed into the cosy living room with views over the local fields and access to the first floor. From the living room you access to the kitchen/dining room

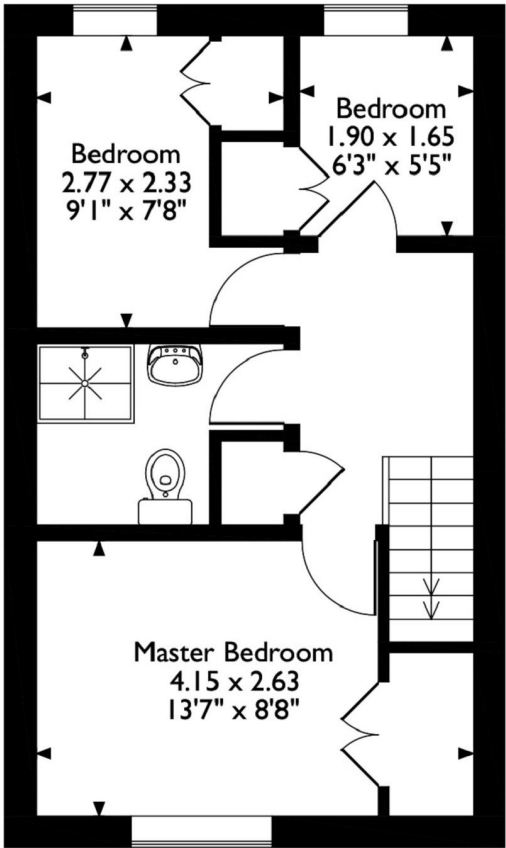
The kitchen is fitted with wall and base units and have space for a washing machine. The dining area comfortably seats six and there are sliding patio doors to the garden. To the first floor are the three bedrooms and a newly fitted shower room.

Approximate Gross Internal Area

62 Sq M/668 Sq Ft



Ground Floor



First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



# STEP OUTSIDE



The front of the property has been designed for ease of maintenance with patio area and pot plants, the perfect little spot to sit and watch village life. The rear garden enjoys a south facing aspect looking up to local fields.

The rear garden can be accessed off the kitchen dinner where there is a sheltered gravel seating area which can be enjoyed come rain or sunshine. Steps lead up to the lawned area planted with fruit trees leading up to a beautiful stone wall and gate leading to the private parking spaces.

## INFORMATION

Postcode: GL16 8JS  
Tenure: Freehold  
Tax Band: B  
Heating: Electric  
Drainage: Mains  
EPC: D







## DIRECTIONS

On entering Clearwell from the Lambsquay road continue past Clearwell Caves and head down through the high street. The property can be found on the left hand side opposite the Butchers Arms.





| Energy Efficiency Rating                    |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs |         | 100       |
| A (92-100)                                  |         |           |
| B (81-91)                                   |         |           |
| C (69-80)                                   |         |           |
| D (55-68)                                   | 58      |           |
| E (39-54)                                   |         |           |
| F (21-38)                                   |         |           |
| G (1-20)                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

52 Broad Street, Ross on Wye, HR9 7DY  
 01989 768484  
 ross@archerandco.com  
 www.archerandco.com



All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Floorplans and photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.