



BLAKENEY

Guide price £350,000



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To book a viewing call 01594 715888

FIRTREE COTTAGE

High Street, Blakeney, Gloucestershire GL15 4EA



Close to local amenities
Central village location
Off road parking

The village of Blakeney benefits from a local Shop, Post Office, Doctors Surgery, Primary School, Public House 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.



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KEY FEATURES

- Two bedrooms
- Central village location
- Off road parking
- Landscaped garden
- Ground floor W/C
- Close to local amenities



STEP INSIDE



ENTRANCE PORCH: entrance door to side, window to front, door to

LOUNGE: 22' 0" x 11' 8" (6.70m x 3.55m), stairs off, understairs cupboard, feature stone fireplace, exposed timber floor, radiators, windows to front, door to

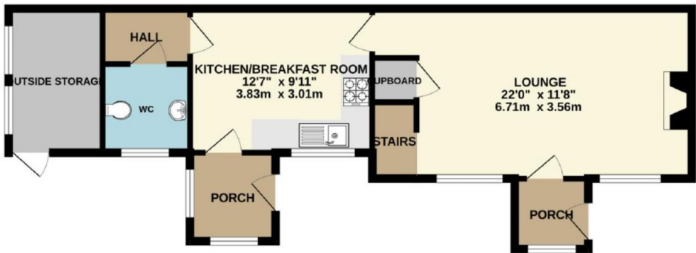
KITCHEN/BREAKFAST ROOM: 12' 7" x 9' 11" (3.83m x 3.02m), window to front, fitted with a range of base and eye level units, worktop space, tiled splashbacks, gas hob, oven and grill, extractor hood, double bowl enamel sink unit, radiator, power points, door to inner hall and door to

PORCH/BOOT ROOM: door to outside, plumbing for automatic washing machine, radiator, wall mounted gas boiler (not tested), windows to front and side.

INNER HALL: door to CLOAKROOM: with WC, wash hand basin, window to front.

STAIRS TO FIRST FLOOR LANDING: timber floor.

GROUND FLOOR
558 sq.ft. (51.9 sq.m.) approx.



1ST FLOOR
434 sq.ft. (40.4 sq.m.) approx.



TOTAL FLOOR AREA : 993 sq.ft. (92.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, 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.

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BEDROOM ONE: 18' 7" x 9' 11" (5.66m x 3.02m), windows to front and side, radiators, power points, timber flooring.

SHOWER ROOM: with shower cubicle, wash hand basin in vanity unit, WC, radiator, loft access, window to front.

AGENTS NOTE: ORIGINALLY TWO ROOMS. BEDROOM TWO: 12' 2" x 11' 8" (3.71m x 3.55m), window to front, radiator, feature fireplace, built-in storage.

STEP OUTSIDE



OUTSIDE: gate to off road parking area (room for several vehicles/small motorhome or caravan, trellis to rear garden with feature pond, lawn, flower borders, part hedge/part stone wall boundary, timber shed, stone tool shed.

AGENTS NOTE: ROOM TO EXTEND FIRTREE COTTAGE SUBJECT TO THE NECESSARY CONSENT.

INFORMATION

Postcode: GL15 4EA
Tenure: Freehold
Tax Band: D
Heating: Gas
Drainage: Mains
EPC: D





DIRECTIONS

What 3 Words- [///sitting.conquests.arena](http://sitting.conquests.arena)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		87
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		

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