



## 1a All Saints Road Blakeney, GL15 4DU

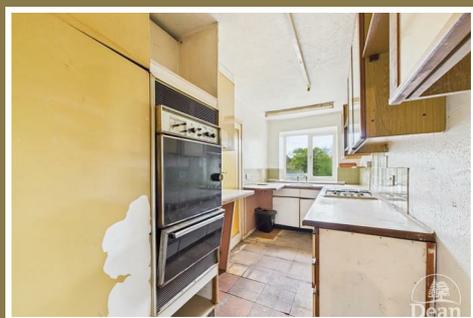
£165,000



\*\*\* VIRTUAL TOUR AVAILABLE \*\*\* If you are looking for a project and the benefit of a detached garage and large gardens, take a look at this cottage.

Located in Blakeney with superb views across the surrounding area, the property hosts 3 double bedrooms, lounge, dining room, kitchen, utility room and large gardens again with rural views.

Take a look at the Virtual Tour to understand the level of work required and the layout of the grounds. The property is sold with no chain and we have access to the property for viewings almost immediately.



Approached via a wooden door to the entrance porch and UPVC double glazed door into the entrance hall.

#### Entrance Hall:

14'2" x 5'8" (4.33m x 1.73m)

With understairs storage, doors to the kitchen, bathroom and lounge.

#### Bathroom:

6'11" x 7'1" (2.11m x 2.17m)

WC, wash hand basin, bath, UPVC double glazed windows to the side and rear aspect, tiled flooring.

#### Kitchen:

14'0" x 6'1" (4.29m x 1.87m)

In need of refurbishment with gas supply, UPVC double glazed windows to the with views across the local area, the kitchen leads through to the utility room which houses a gas boiler (not tested).

#### Lounge:

13'7" x 10'11" (4.15m x 3.33m)

Front aspect double glazed window with views, gas fire and stone surround, shelving and steps down to the dining room.

#### Dining Room:

8'3" x 11'2" (2.53m x 3.42m)

Double glazed window and exposed stone wall.

#### Landing:

2'10" x 2'6" (0.87m x 0.77m)

Doors to bedrooms.

#### Bedroom One:

14'1" x 11'5" (4.31m x 3.49m)

Front aspect UPVC double glazed window with rural views.

#### Bedroom Two:

14'1" x 10'0" (4.31m x 3.06m)

Front aspect UPVC double glazed window with rural village views and over to Blakeney Hill. Built in cupboards.

#### Bedroom Three:

7'4" x 12'5" (2.26m x 3.81m)

Rear aspect with UPVC double glazed window.

#### Outside:

The property is approached via a wooden gate to the side aspect providing pedestrian access to both No. 1a and No. 2a All Saints Road. The path leads to the entrance doors of both properties with 2a having gated access.

The shared path arrangement continues with 1a having access across 2a to the private gardens.

The large rear gardens enjoy fantastic views across Blakeney and hosts a decking area, lawns and shed.

The detached garage is located in the lower car park.

#### Note:

Access to the gardens are via the front of No 2a All Saints Road which is an approximate 5 meter walk. Equally, access to No 2a is via the front of No 1a. Your legal advisor will confirm the access when the deeds are available to view. We have met with the adjoining owner and confirm that there are no issues and/or boundary problems to reveal.

Tel: 01594 368202



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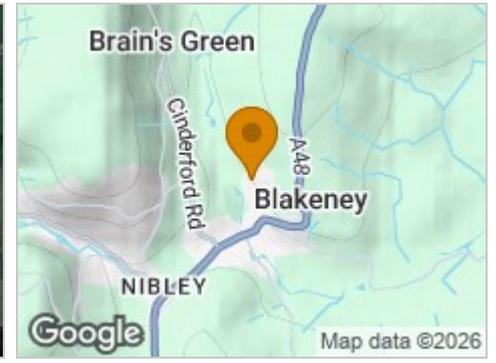
## Road Map



## Hybrid Map



## Terrain Map



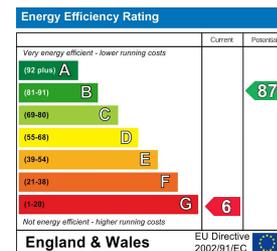
## Floor Plan



## Viewing

Please contact our Lydney Office on 01594 368202 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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