



## 12 Church Square

Blakeney, GL15 4DR

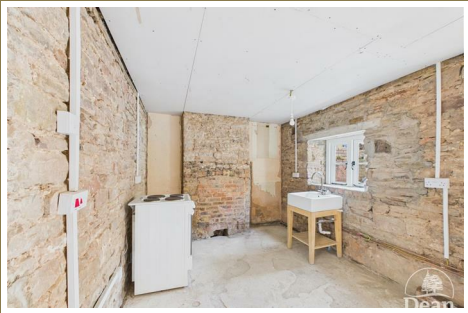
£215,000





Dean Estate Agents are pleased to present with 'NO ONWARD CHAIN' this Grade II Listed Three Bedroom Terraced Cottage. Offering delightful features throughout and an enclosed courtyard to the rear. You do not want to miss this opportunity to make this house your home. \*\*\*VIRTUAL TOUR AVAILABLE\*\*\*

The property is located in the village of Blakeney which offers a local shop, Doctors Surgery and many local walks with the nearby Cannop Ponds a short drive. Blakeney is also located near to the town of Lydney and centre to the town of Chepstow and the city of Gloucester.



Approached via wooden door from roadside:

**Dining Room:**

11'11 x 11'11 (3.63m x 3.63m)

Window to front aspect, exposed stone walls, wooden beams, open fireplace with surround, built-in storage cupboards, power points, ceiling lighting.

**Living Room:**

12'0 x 8'7 (3.66m x 2.62m)

Window to front aspect, exposed stone walls, open fireplace with surround, power points, ceiling lighting.

**Kitchen:**

8'10 x 12'6 (2.69m x 3.81m)

Window to rear aspect, door leading out to rear courtyard, exposed stone walls, power points, ceiling lighting.

**Utility Area:**

8'5 x 5'3 (2.57m x 1.60m)

Window to rear aspect, power points, ceiling lighting.

**Bedroom One:**

11'9 x 12'8 (3.58m x 3.86m )

Window to front aspect, radiator, power points, ceiling lighting.

**Bedroom Two:**

11'9 x 9'9 (3.58m x 2.97m)

Window to front aspect, radiator, power points, ceiling lighting.

**Bedroom Three:**

8'8 x 9'7 (2.64m x 2.92m)

Window to rear aspect, radiator, power points, ceiling lighting.

## Bathroom:

8'6 x 5'11 (2.59m x 1.80m)

Window to rear aspect, panelled bath with overhead shower, tiled splashbacks, W.C, wash hand basin, ceiling lighting, access to loft.

## Outside:

An enclosed courtyard laid to patio for low maintenance.



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Tenanted Property – we are not always able to show the most recent condition of a property due to tenants' privacy and we may choose to show the photographs of the property when it was last vacant to at least allow clients some idea of the internal condition. Therefore, we would of course, urge you to view before making any decisions to purchase or rent the property and before any costs.

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PRC Certificates – Some ex-local authority properties have been repaired in recent years using the PRC Scheme wherein a certificate has been produced by a qualified property engineer. This certificate does not imply the suitability for a mortgage approval and you must satisfy yourself of the work carried out that may meet your lenders criteria.

As with leasehold property or new build development sites, you are likely to be responsible for a contribution to management charges and/or ground rent or a contribution to the development service charge. Please enquire at the time of viewing.

You may also incur fees for items such as leasehold packs and, in addition, you will also need to check the remaining length of any lease before you complete a mortgage application form. Please ask a member of our team for any help required before committing to purchase a property and incurring expense.

Road Map



Hybrid Map



Terrain Map



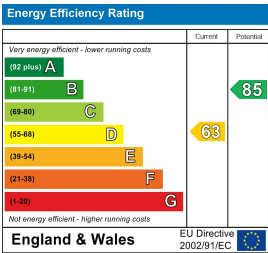
Floor Plan



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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