



The logo for Toombs & Toombs Properties, featuring a stylized house icon above the text. The text 'TOOMBS & TOOMBS' is in a large, bold, serif font, with '&' in a smaller font. Below it, 'PROPERTIES' is in a smaller, sans-serif font, and 'experts in property since 1982' is in an even smaller font at the bottom.

**TOOMBS
& TOOMBS**
PROPERTIES
experts in property since 1982

3 Orchard Gate, Cinderford Road, Blakeney, GL15 4EG

Offers in the Region Of £375,000



FREEHOLD

**Offers in the Region Of
£375,000**

**A DETACHED THREE BEDROOM BUNGALOW RARELY AVAILABLE TO THE MARKET IN
THIS POPULAR WELL SERVED VILLAGE**

Property Description

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.

ENTRANCE HALL: via part glazed door, radiator, loft access, airing cupboard.

LOUNGE: 17' 0" x 11' 9" (5.18m x 3.58m), dual aspect windows to front and side, feature fireplace, radiator.

KITCHEN: 10' 0" x 8' 8" (3.05m x 2.64m), window to front, fitted with a range of modern matching base and eye level units, worktop space, tiled splashbacks, built-in gas hob, electric oven and grill, extractor hood, radiator.

BEDROOM ONE: 12' 4" x 8' 9" (3.76m x 2.66m), window to rear, radiator.

BEDROOM TWO: 11' 9" x 8' 7" (3.58m x 2.61m), patio doors to Conservatory, radiator, fitted wardrobes.

BEDROOM THREE: 9' 0" x 8' 9" (2.74m x 2.66m), window to side, radiator.

CONSERVATORY (OFF BEDROOM TWO): 19' 8" x 6' 9" (5.99m x 2.06m), fully glazed, tiled floor.

SHOWER ROOM: comprising WC, wash hand basin, shower cubicle, range of built-in bathroom furniture, tiled splashbacks, extractor fan, window to side.

OUTSIDE: to the front a tarmacadam drive/parking area leading to the garage, ornamental garden with flower borders and open plan lawn. The rear garden is enclosed and level having a sunny aspect, mature flower beds, outside light and water supply.

DETACHED GARAGE: 18' 4" x 8' 2" (5.58m x 2.49m), up and over door, power and lighting, personal door to side, window to rear.

SERVICES: to be confirmed. **THE SERVICES AND CENTRAL HEATING SYSTEM, WHERE APPLICABLE, HAVE NOT BEEN TESTED.**

VIEWING: BY APPOINTMENT WITH THE OWNERS AGENTS.

OUTGOINGS: COUNCIL TAX BAND 'D'.

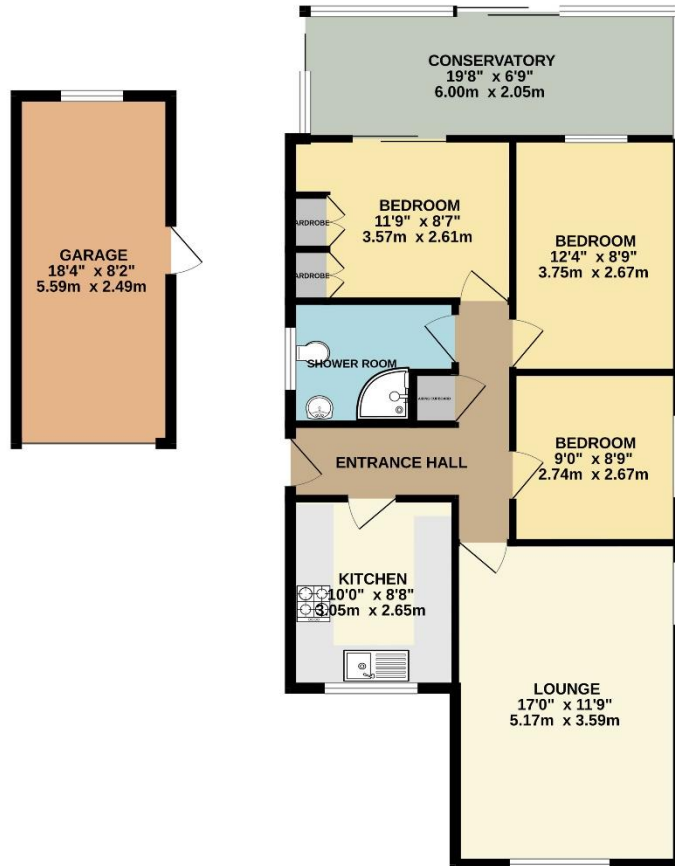


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GROUND FLOOR
985 sq.ft. (91.5 sq.m.) approx.



TOTAL FLOOR AREA: 985 sq.ft. (91.5 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

These details are for guidance only and complete accuracy cannot be guaranteed. If there is at any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

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