



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.

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

The Filberts, The Common, Woolaston, GL15 6NU

Offers in the Region Of £725,000



FREEHOLD

**Offers in the Region Of
£725,000**

RARELY AVAILABLE IN THIS HIGHLY SOUGHT AFTER RURAL LOCATION WITH EASY ACCESS TO THE A48, CHEPSTOW, THE SEVERN BRIDGE, M4/M5 A DETACHED TWO BEDROOM COTTAGE REQUIRING AN ELEMENT OF MODERNISATION SET IN APPROX. ONE ACRE OF GARDEN AND GROUNDS. IMMENSE POTENTIAL FOR FURTHER

Property Description

The popular village of Netherend/Woolaston benefits from a village shop, primary school, playing fields, public houses and countryside walks. Lydney town (approx. 4 miles away) offers a wide 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 PORCH/CONSERVATORY: 10' 9" x 9' 8" (3.27m x 2.94m), tiled floor, part glazed, French doors to

LOUNGE: 19' 3" x 9' 11" (5.86m x 3.02m), window to front, two feature fireplaces, radiator, wall lighting points, door to

REAR HALL: stairs off, windows to rear, doors to Cloakroom and Kitchen.

CLOARKOOM: with wash hand basin, WC, built-in cupboard, tiled splashbacks.

KITCHEN/BREAKFAST ROOM: 17' 0" x 8' 0" (5.18m x 2.44m), triple aspect windows to front, side and rear, door to rear, fitted with an extensive range of painted base and eye level units, worktop space, tiled splashbacks, single drainer sink unit, power points.

STAIRS TO FIRST FLOOR LANDING: window to rear, airing cupboard.

BEDROOM ONE: 9' 11" x 9' 8" (3.02m x 2.94m), window to front, radiator.

BEDROOM TWO: 9' 11" x 9' 8" (3.02m x 2.94m), window to front, radiator.

SHOWER ROOM: three piece suite, tiled splashbacks, heated towel rail, wall lighting points, window to rear.

OUTSIDE: to the rear a small enclosed ornamental garden with raised beds and off road parking area, side path to large landscaped ornamental garden with its hedged boundary running along the access road with a variety of ponds, lawned areas, paths, flower beds, vegetable plots and a selection of small, mainly wooden, garden outbuildings and a small block store. Gate to rear vehicle access/generous parking area (room for several motor vehicles, motorhome, caravan, horse box etc.), two storey wooden outbuilding. There are three small well bounded paddocks with field shelter. In all approximately One acre.

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

VIEWING: STRICTLY BY APPOINTMENT WITH THE OWNERS SOLE AGENTS.

OUTGOINGS: COUNCIL TAX BAND 'E'.



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GROUND FLOOR
553 sq.ft. (51.4 sq.m.) approx.



1ST FLOOR
327 sq.ft. (30.4 sq.m.) approx.



TOTAL FLOOR AREA : 881 sq.ft. (81.8 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 | | 105 A |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | 44 E | |
| 21-38 | F | | |
| 1-20 | G | | |

IMPORTANT INFORMATION. These details are for guidance only and complete accuracy cannot be guaranteed. If there is 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. We have not tested any fittings, appliances or services within the property and cannot verify them to be in working order or within the vendors ownership. No guarantee can be given with regards to planning consents or fitness for purpose or building regulations relating to the property. 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. Intended purchasers should make appropriate enquiries through their own solicitors and surveyors etc. prior to exchange of contracts.

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